

CHESHIRE EAST COUNCIL

REPORT TO: CABINET PORTFOLIO HOLDER FOR THE LOCAL PLAN

Date of Meeting: 24 September 2015

Report of: Head of Planning Strategy

Subject/Title: Cheshire East Local Plan Strategy – Suggested Revisions to Strategic Policies, Outcome of Engagement Workshops and Site Selection Progress Update

Portfolio Holder: Cllr Rachel Bailey

1.0 Report Summary

- 1.1 This report requests that the Portfolio Holder endorses the suggested revisions to Chapters 9-14, 16-17 and the Appendices of the submitted Local Plan. It also provides feedback from Engagement Workshops held in August and considers the implications for Local Plan Strategy in terms of the suggested revisions to Chapters 1-8 previously approved by Cabinet on the meeting of 21 July 2015.
- 1.2 In addition, it presents an update on the process the Council is undertaking with regard to site selection, its progress made so far on identifying sites, and the work outstanding. It also provides the site selection methodology used and gives an indication to the sites under consideration including some detail on safeguarded land.
- 1.3 The suggested revisions will be formally submitted to the Inspector, as promised in the Council's May update letter, and will form part of his consideration when determining his further interim views. The update on the site selection progress is also provided to the Inspector without prejudice as evidence that the Council is progressing its selection process and has enough potential sites to meet the uplift in housing and employment land requirements.

2.0 Recommendations

- 2.1 Endorse the suggested revisions to the submitted Local Plan Strategy, as set out in Appendix 2 for submission to the Inspector.
- 2.2 To consider the feedback from the engagement workshops held in early August 2015, as set out within Appendices 3, 4 and 5.
- 2.3 To inform the Inspector that, as a consequence of recommendation 2.2, no further Suggested Revisions are proposed. .

- 2.4 To note the sites included within Appendix 7 as amongst those currently being considered by the Council as potential new or amended strategic site allocations and potential new additional Safeguarded Land

3.0 Reasons for Recommendations

- 3.1 The Examination of the Local Plan Strategy was suspended to allow further work to be carried out on key areas of evidence. That additional work has now been undertaken and was submitted to the Inspector at the end of July 2015.
- 3.2 In previous correspondence with the Inspector, the Council promised to:
- a) Prepare modifications to other policies to be submitted before the potential re-convening of the examination between July and September 2015.
 - b) Present draft modifications to sites to show how any uplift in housing and employment provision / numbers could be accommodated in terms of new or amended sites, to be provided following the reconvened examination
- 3.3 In line with this commitment, the information appended to this Report provides suggested revisions to strategic policies in Chapters 9-14 of the submitted LPS.
- 3.4 The Report also summarises the feedback from engagement workshops held in early August with Town and Parish Councils / community groups and parties interested in the spatial distribution of development in the LPS. It explains the comments made and considers whether changes should be made to the suggested revisions approved by Cabinet in July 2015.
- 3.5 Finally, the Report includes an update on the Council's continuing site selection work. This is intended to provide the Inspector with an update on the progress of that work, which is now reaching the final stages of the Site Selection Methodology (SSM), and to demonstrate that the Council's programme to complete the remaining work to meet the identified target dates within the Inspector's timetable at Appendix 1 to the Report.

4.0 Wards Affected

- 4.1 All Wards

5.0 Local Ward Members

- 5.1 All Members

6.0 Policy Implications

- 6.1 The Local Plan is a key component of the Council's policy framework. Whilst it will form the benchmark for considering planning applications it will also have direct implications on wider Council policies such as infrastructure, transport, economic development, recreation, public health, education and adult social care.

7.0 Implications for Rural Communities

7.1 The Local Plan Strategy provides a planning framework for all areas of the Borough outside the Peak District National Park. Consequently, it covers much of the rural area of the Borough in a geographic sense – but also it addresses numerous matters of importance to rural areas within its policies and provisions. Importantly, the Local Plan Strategy will facilitate the drawing up of more detailed policies for rural areas, via either Site allocations or Neighbourhood Plans.

8.0 Financial Implications

8.1 The cost of the Local Authority officers' time involved in the Local Plan is covered by the existing revenue budget for Spatial Planning.

9.0 Legal Implications

9.1 The Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare Local Plans. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the procedures to be followed in the preparation of such Plans.

10.0 Risk Management

10.1 An adopted local plan has many benefits for the Council, local communities and business. It provides certainty over future growth, infrastructure and a secure framework for investment. Accordingly delay in the planning process poses risks for the Council with potential uncertainty over the decision making framework continuing in the short term.

11.0 Background and Options

The Context

11.1 Following the suspension of examination hearings in December 2014, The Council undertook to carry out additional work to address the concerns expressed by the Inspector in his interim views of 6 November 2014.

11.2 The Council submitted this work and suggested revisions to Chapters 1 to 8, to the Inspector on 31 July 2015. This can be found on the Council's website at the following address:

<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/hs/cabinet>

11.3 On 14 August 2015 the local Plan Inspector agreed to lift the suspension of the examination and on 28 August 2015 set out a timetable in Appendix 1 for the re-commencement of hearings, starting on 6 October 2015.

Suggested Revisions to Policies in Chapters 9 to 14

- 11.7 At the examination hearings held in September 2014, all LPS policies aside from those relating to Sites Allocations were the subject of detailed discussion during the examination hearing sessions. However, the Inspector's Interim Views focused mainly on the principal strategic issues within Chapter 8 – namely: housing and jobs growth; the distribution of development; and Green Belt. The policies within Chapters 9-14, Chapters 16-17 and the Appendices to the LPS were not addressed in any great detail by the Inspector in his Interim Views; instead, he signalled that those matters did not raise such significant concerns. Furthermore, the Inspector indicated that the policies could, for the most part, be satisfactorily amended by taking account of changes proposed and discussed at the examination hearings.
- 11.8 Accordingly, the suggested revisions within Appendix 2 to this Report set out those changes, together with additional changes that are necessary to address amendments to national policy since the Local Plan Strategy was submitted. The changes also include amendments to the submitted LPS that are necessary to address concerns expressed by Statutory Consultees, including Natural England, English Heritage and Sport England.
- 11.9 Finally, the suggested revisions also cover one issue arising in Chapter 8 that was not addressed at the Cabinet meeting held on 21 July 2015. During the Examination hearing sessions addressing LPS Policy PG5 (Open Countryside), it was considered appropriate to name and define all villages which included a settlement boundary (as defined in the saved policies of the existing adopted Local Plans). In accordance with the discussion at those Examination hearing sessions, those changes have now been made to better define the extent of the Open Countryside and the area to which LPS Policy PG5 applies. It should be noted that the suggested revisions have been subjected to Sustainability Appraisal and Habitats Regulations Assessments screening. The outcomes of this will be submitted to the Inspector alongside the submissions of the suggested revisions.

Feedback from August Engagement Workshops

- 11.10 The Council held two engagement workshops in early August 2015. The first on the evening of 3 August was for Town and Parish Councils, and other community groups. This workshop was well attended by 87 individual participants. The workshop including the presentation of an overview of the additional evidence produced during the suspension period and the Council's suggested revisions to the submitted LPS, following which participants were invited to provide their comments and feedback via tailored 'roundtable' sessions.
- 11.11 The second workshop was held on 4 August and addressed the Spatial Distribution of Development. As with the earlier technical workshops, there was a presentation by the principal consultants (AECOM), a Q&A session and 'roundtable' feedback sessions. In total, 55 individuals attended this workshop, including those invited by the Inspector to participate in the Matter 3 hearing session held in September 2014 and members of the Housing Market Partnership.

- 11.12 A summary of the main issues from each event is attached at Appendix 3 to this Report and the notes from the 3 and 4 August workshops are included at Appendices 4 and 5, respectively.
- 11.13 A number of issues were raised by those attending the workshop on 3 August and a response is included in Appendix 3. By contrast, there were very few direct proposals to amend the Council's suggested revisions to the submitted LPS. The view was expressed by some that the growth rate of 0.7% is overly optimistic, given the pattern of periodic recessions. However, those views were counterbalanced by the views expressed by other parties who argue that the growth rate should be closer to 0.9% (or in some cases higher still) – and by the Inspector's Interim Views about the rate of 0.4%, which the informed the submission draft of the LPS.
- 11.14 At the second workshop on 4 August, some participants argued that LPS Policy PG6 should not have been used as the starting point for the Spatial Distribution of Development. However, those criticisms misunderstand the approach adopted by the Consultants (AECOM), whose assessment started from first principles but concluded that LPS Policy PG6 was broadly appropriate. Other participants opined that the balance between development in the north and south of the Borough had not been sufficiently addressed. This highlights the tension between Green Belt policy and meeting a balance of housing, employment and community needs. Although concerns were expressed, after careful consideration, there is not considered to be any evidence-based justification that warrants amendment of the suggested revisions to the submitted Local Plan Strategy in respect of the updated Spatial Distribution of Development.
- 11.15 Having carefully considered those issues for both workshops in Appendix 3, it would not be necessary to make further changes to the Suggested Revisions agreed by Cabinet on 21 July 2015.

Site Selection Work - Update

- 11.16 The Council's work continues on the identification and selection of additional and amended Strategic Sites and safeguarded land (i.e. existing Green Belt land that may potentially be required for development after the end of the 2030 Plan period) to address the uplift in housing and employment development requirements.
- 11.17 The SSM [PS E040] has already been submitted to the Inspector and is included as Appendix 6.
- 11.18 As indicated in Appendix 1 [PS E031a] of the 21st July 2015 Cabinet Report on the LPS [PS E031], Stages 1 to 4 of the SSM have been completed, the outcomes of which were set out in Appendix 7 of that report which the Council submitted to the Inspector on 31 July 2015. All of the sites that are currently being considered as part of the SSM are included in the edge of settlement work (stage 2 of the SSM), together with the existing Strategic Sites, Strategic Locations and Safeguarded Land within the submitted LPS (stage 3 of the SSM).

- 11.19 The Council's work on site selection continues, progressing from Stages 5 to 8 of the SSM. This includes assessing Green Belt sites, using evidence from the Green Belt Assessment Update 2015 and discussions with site promoters. The site selection work will now continue to Stage 9.
- 11.20 Amongst the sites being considered as Potential Additional Strategic Sites, including Safeguarded Land, are those listed and shown on the maps in Appendix 7. This provides an indication of the sites that are under consideration by the Council.
- 11.21 It is very important to note that the Council releases this information to update and inform the Inspector. The information provided reflects 'work in progress' and is released without prejudice to any final decisions which the Council may make in respect of new or amended Strategic Sites, Strategic Locations and Safeguarded Land, once all relevant information necessary to complete the SSM is available and has been fully considered by the Council. This will include further input from infrastructure providers and statutory consultees, together with further Habitats Regulations Assessments and Sustainability Appraisals.
- 11.22 The future consideration of sites will follow the Inspector's Timetable included at Appendix 1 to this Report.

12.0 Access to Information

- 12.0 The background papers relating to this report can be inspected by contacting the report writers:

Name: Adrian Fisher
Designation: Head of Planning Strategy
Tel No: 01270 685893
Email: adrian.fisher@cheshireeast.gov.uk

Appendix 1 – The Inspector's Timetable

Appendix 2 – Suggested Revisions to Local Plan Strategy Chapters 9-14, 16-17 and Appendices

Appendix 3 – Summary of Issues from Engagement workshops

Appendix 4 – Notes from the Workshop held on 3 August 2015

Appendix 5 – Notes from the Workshop held on 4 August 2015

Appendix 6 – Site Selection Methodology

Appendix 7 – Settlement maps and list of sites showing an indication of sites under consideration by the Council

Appendix 1 – Inspector’s Timetable

CHESHIRE EAST LOCAL PLAN STRATEGY FUTURE PROGRESS OF EXAMINATION

w/c 31 August 2015	PO announces date of Procedural Meeting (6 October 2015) and likely dates and MIQs for resumed hearings (21-23 & 27-29 October 2015)
17 September 2015	Council considers report on additional/amended/deleted site allocations
28 September 2015	Deadline for receipt of statements for resumed hearings
by 30 September 2015	Council submits additional suggested revisions to the submitted Plan (Chapters 9-14 & 16), along with feedback from the workshops and meetings held on 3-4 August 2015
6 October 2015	Procedural Meeting
21-23 & 27-29 October 2015	Resumed hearings to review and assess additional evidence produced during suspension of examination and consider its implications for the submitted Local Plan Strategy
mid-November 2015	Inspector issues further Interim Views on outcome of resumed hearings
December 2015	Council publishes revisions (focused changes) to submitted Plan, along with new or amended strategic site allocations, for public consultation,
March 2016	Resumption of hearings to consider site allocations (including additional, amended and existing sites), along with other focused changes to the submitted Local Plan Strategy
May/June 2016	Main Modifications to submitted Local Plan Strategy published for public consultation
Mid-2016	Possible re-opened hearings to consider new matters arising from public consultation on Main Modifications
Late-2016	Inspector’s report on soundness and legal compliance of submitted Local Plan Strategy, with recommended changes
Late-2016	Council adopts Local Plan Strategy

Note: Above is the Inspector’s provisional programme for the remainder of the examination as he sees it, assuming that all stages are concluded to the Inspector’s satisfaction and was issued to the Council as shown for information on 27 Aug 2015. The Council is working to meet his programme which will be discussed and confirmed in more detail at the examination procedural meeting scheduled for 6 Oct 2015.

Appendix 2 – Suggested Revisions to Local Plan Strategy Chapters 9-14, 16-17 and Appendices

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type										
FR 001	Policy PG 5	77	<p>Insert a new footnote to Point 1 of Policy PG 5: “1. The Open Countryside is defined as the area outside of any settlement with a defined settlement boundary⁽¹⁾.”</p> <hr/> <p>1. <u>Settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans. Until then, the spatial extent of settlement boundaries are those defined in the saved policies and proposals maps of the existing local plans for Crewe and Nantwich, Macclesfield and Congleton and amended to include sites detailed in this Local Plan Strategy, except Safeguarded Land. Table 8.X shows settlements with a boundary defined in the saved policies and proposals maps of the existing local plans and where these are amended by sites detailed in this Local Plan Strategy.</u></p>	Amendments to reflect discussions at the hearing sessions to provide clarity on the spatial extent of the open countryside policy.	Hearing sessions discussion										
FR 002	Paragraph 8.68	78	<p>Amend paragraph 8.68: “The Spatial extent of Open Countryside is as defined as the area outside of any settlement with a defined settlement boundary. <u>Settlement boundaries are defined in the saved policies of the Borough of Crewe and Nantwich Replacement Local Plan, Congleton Borough Local Plan First Review and the Macclesfield Borough Local Plan; such areas settlement boundaries will remain unchanged as open countryside, apart from where specific changes sites are proposed within this document (except safeguarded land), until detailed boundaries are established through the Cheshire East Local Plan Site Allocations and Development Policies Document and / or neighbourhood plans. <u>Table 8.X shows settlements with a defined settlement boundary and any amendments to these settlement boundaries resulting from the allocation of sites in this Local Plan Strategy.</u>”</u></p> <p>Insert a new Table after paragraph 8.68: “</p> <table border="1" data-bbox="539 1270 1648 1453"> <thead> <tr> <th><u>Settlement</u></th> <th><u>Local Plan Strategy Settlement Hierarchy</u></th> <th><u>Description</u></th> <th><u>Saved Policy</u></th> <th><u>Settlement boundary amended to include Local Plan Strategy sites</u></th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	<u>Settlement</u>	<u>Local Plan Strategy Settlement Hierarchy</u>	<u>Description</u>	<u>Saved Policy</u>	<u>Settlement boundary amended to include Local Plan Strategy sites</u>						Amendments to reflect discussions at the hearing sessions to provide clarity on the spatial extent of the open countryside policy.	Hearing sessions discussion
<u>Settlement</u>	<u>Local Plan Strategy Settlement Hierarchy</u>	<u>Description</u>	<u>Saved Policy</u>	<u>Settlement boundary amended to include Local Plan Strategy sites</u>											

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision					Reason	Source Type
			<u>Acton</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Alderley Edge</u>	<u>Local Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Alpraham</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Alsager</u>	<u>Key Service Centre</u>	<u>Town defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS4</u>	<u>CS14 Radway Green Brownfield; CS15 Radway Green Extension</u>		
			<u>Aston</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Audlem</u>	<u>Local Service Centre</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Barbridge</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Bollington</u>	<u>Local Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Brereton Green</u>	<u>Other Settlements and Rural Areas</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Bunbury</u>	<u>Local Service Centre</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local</u>	<u>None</u>		

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision					Reason	Source Type
						Plan RES.4			
			<u>Calveley</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Chelford</u>	<u>Local Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Congleton</u>	<u>Key Service Centre</u>	<u>Town defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS4</u>	<u>CS16 Giantswood Lane South; CS17 Manchester Road to Macclesfield Road</u>		
			<u>Crewe</u>	<u>Principal Town</u>	<u>Town with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.2</u>	<u>CS1 Basford East; CS2 Basford West; CS3 Leighton West; CS4 Crewe Green; CS5 Sydney Road</u>		
			<u>Disley (including Newtown)</u>	<u>Local Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Gawsworth</u>	<u>Other Settlements and Rural Areas</u>	<u>Village washed over by Green Belt with a defined settlement boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Goostrey</u>	<u>Local Service Centre</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Hankelow</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Haslington</u>	<u>Local</u>	<u>Village with a</u>	<u>Borough of</u>	<u>None</u>		

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision					Reason	Source Type
				<u>Service Centre</u>	<u>defined settlement boundary</u>	<u>Crewe and Nantwich Local Plan RES.4</u>			
			<u>Hassall Green</u>	<u>Other Settlements and Rural Areas</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Henbury</u>	<u>Other Settlements and Rural Areas</u>	<u>Village washed over by Green Belt with a defined settlement boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>High Legh</u>	<u>Other Settlements and Rural Areas</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Holmes Chapel (including former Cranage Hall Hospital)</u>	<u>Local Service Centre</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Hough</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Knutsford</u>	<u>Key Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>CS18 North West Knutsford</u>		
			<u>Lyme Green</u>	<u>Other Settlements and Rural Areas</u>	<u>Village washed over by Green Belt with a defined settlement boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Macclesfield</u>	<u>Principal Town</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>CS9 Land East of Fence Avenue;</u> <u>CS10 Land of Congleton Road;</u>		

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision					Reason	Source Type
							<u>CS11 Gaw End Lane</u>		
			<u>Middlewich</u>	<u>Key Service Centre</u>	<u>Town defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS4</u>	<u>CS20 Glebe Farm</u>		
			<u>Mobberley</u>	<u>Local Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Mount Pleasant</u>	<u>Other Settlements and Rural Areas</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Mow Cop</u>	<u>Other Settlements and Rural Areas</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Nantwich</u>	<u>Key Service Centre</u>	<u>Town with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.2</u>	<u>CS21 Kingsley Fields</u>		
			<u>North Cheshire Growth Village</u>	<u>Other Settlements and Rural Areas</u>	<u>New settlement</u>	<u>No saved settlement boundary</u>	<u>CS30 North Cheshire Growth Village</u>		
			<u>Pickmere</u>	<u>Other Settlements and Rural Areas</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Poynton</u>	<u>Key Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Prestbury</u>	<u>Local Service Centre</u>	<u>Settlement boundary defined by Green Belt inset boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Rainow</u>	<u>Other Settlements</u>	<u>Settlement boundary defined</u>	<u>Macclesfield Borough Local</u>	<u>None</u>		

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision					Reason	Source Type
				<u>and Rural Areas</u>	<u>by Green Belt outer boundary and Peak District National Park boundary</u>	<u>Plan GC1</u>			
			<u>Rode Heath</u>	<u>Other Settlements and Rural Areas</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Sandbach (including former Hays Chemical Complex)</u>	<u>Key Service Centre</u>	<u>Town defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS4</u>	<u>CS24 Land adjacent to J17 of M6, south east of Congleton Road</u>		
			<u>Scholar Green</u>	<u>Other Settlements and Rural Areas</u>	<u>Village defined by a settlement zone line</u>	<u>Congleton Borough Local Plan PS5</u>	<u>None</u>		
			<u>Shavington</u>	<u>Local Service Centre</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>CS6 The Shavington / Wybunbury Triangle; CS7 East Shavington</u>		
			<u>South Cheshire Growth Village</u>	<u>Other Settlements and Rural Areas</u>	<u>New settlement</u>	<u>No saved settlement boundary</u>	<u>CS37 South Cheshire Growth Village</u>		
			<u>Spurstow</u>	<u>Other Settlements and Rural Areas</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local Plan RES.4</u>	<u>None</u>		
			<u>Sutton</u>	<u>Other Settlements and Rural Areas</u>	<u>Village washed over by Green Belt with a defined settlement boundary</u>	<u>Macclesfield Borough Local Plan GC1</u>	<u>None</u>		
			<u>Weston</u>	<u>Other Settlements and Rural</u>	<u>Village with a defined settlement boundary</u>	<u>Borough of Crewe and Nantwich Local</u>	<u>None</u>		

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SPAM 007	Policy SD 1	84	Add a new item 16 to Policy SD 1 and renumber existing item 16 and item 17: “ <u>16. Encourage the reuse of existing buildings; and</u> 17. <u>Prioritise the most accessible and sustainable locations.”</u>	Encouraging the re-use of buildings is important in supporting the transition to a low carbon future as set out in the NPPF core planning principles.	SPAM																														
SPAM 008	Policy IN 1	90	Amend the first sentence of point 1 of Policy IN 1 to read: “Infrastructure delivery will take place in a <u>phased</u> , co-ordinated manner guided by the Infrastructure Delivery Plan and any additional site specific requirements to support the Local	To remove uncertainty in the interpretation of the policy	SPAM																														

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
			Plan Strategy proposals.”		
SPAM 009	Para 10.3	91	Amend Para 10.3 item 3, 6 th bullet point to read: “Cultural facilities – including libraries, museums and , theatres <u>and heritage</u> ”	To complement the Plan’s positive strategy for the conservation and enhancement of the historic environment and to better reflect the vision and strategic priorities.	SPAM
FR 003	Paragraph 10.5	91	Amend paragraph 10.5: “Improved connectivity forms a vital part of the Local Plan Strategy in terms of assisting economic growth and improving the environment. As well as maximising the benefits of Crewe as a national rail hub, substantial new road infrastructure will be required to open up the east of Cheshire and better connect the M6 with main settlements and surrounding major roads. At this stage, only corridors of interest <u>or preferred routes</u> for new roads are indicated. Detailed alignments will be included in the Site Allocations and Development Policies document”.	To reflect the progress made on a number of road schemes, including the Congleton Link Road, since the submission of the Local Plan Strategy in May 2014.	General update
FR 004	Paragraph 10.12	92	Amend paragraph 10.12: “Developer contributions secured through planning obligations will are no longer able to be pooled from more than five different obligations to deliver the provision of a certain project or type of infrastructure from April 2015 or the date of adoption of the CIL Charging Schedule, whichever comes first. This restriction, from Regulation 123 of the CIL Regulations 2010, is intended to ensure that local planning authorities use CIL instead of planning obligations to secure contributions for infrastructure that serves a wider area than just the specific development site or group of sites”	To reflect the implementation of changes to national guidance.	National guidance change
FR 005	Paragraph 10.18	93	Amend paragraph 10.18: “Work on the Cheshire East CIL will commence following the <u>Submission stage adoption of the Local Plan Strategy or sooner if considered appropriate.</u> It is expected that at this stage, the Council will have a greater understanding of the infrastructure requirements for Cheshire East. The examination and adoption of CIL is expected to follow shortly after the Local Plan Strategy adoption ”	To reflect the Council’s approach to the establishment and implementation of CIL	General update
FR 006	Policy EG 2	100	Amend point 5 of policy EG 2: “Are considered essential to the wider strategic interest of the economic development of Cheshire East, as determined by the Council; and or ”	Wording amended following discussions at hearing session to clarify that developments that meet one or more of the criteria 1-6 and all of	Hearing sessions discussion

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
				criteria i-iv will be supported. It is not necessary to meet all of criteria 1-6.	
SPAM 010	Policy SC2	112	<p>Amend policy to read: “Policy SC2 <u>Indoor and Outdoor Sport Facilities</u> In order to provide appropriate <u>indoor and outdoor</u> sports facilities for the communities of Cheshire East, the Council will:</p> <ol style="list-style-type: none"> 1. Protect existing <u>indoor and outdoor</u> sports facilities, unless: Either: <ol style="list-style-type: none"> i. They are proven to be surplus to need⁽⁵⁵⁾; or ii. Improved alternative provision will be created in a location will related to the functional requirements of the relocated use and its existing and future users. <p>And in all cases:</p> <ol style="list-style-type: none"> i. The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general. <ol style="list-style-type: none"> 2. Support new <u>indoor and outdoor</u> sports facilities where: <ol style="list-style-type: none"> i. They are readily accessible by public transport, walking and cycling; and ii. The proposed facilities are of a type and scale appropriate to the size of the settlement; and iii. Where they are listed in an action plan in any emerging or subsequently adopted <u>Playing Pitch Strategy or Indoor Sports Strategy</u>, subject to the criteria in the policy. 3. Make sure that major residential developments contribute, through land assembly and financial contributions, to new or improved sports facilities where development will increase demand and/or there is a recognised shortage. 	To better reflect the aims set out in Strategic Priority 2, for consistency with Policy IN1 and SC1 and to remove uncertainty in the interpretation of policy.	SPAM
SPAM 011	Policy SC 2	112	<p>Insert a new footnote to policy item 1 (ii): “Improved alternative provision⁽⁵⁶⁾ will be created in a location well related to the functional requirements of the relocated use and its existing and future users. ----- <u>56 Improved alternative provision means a full quantity and quality replacement to accord with paragraph 74 of the NPPF and Sport England policy.</u>”</p>	For clarity and to better reflect national policy.	SPAM
SPAM 012	Para 12.15	113	<p>Amend paragraph: “any proposal affecting an <u>indoor or outdoor</u> sports facility will be judged in relation to any emerging or subsequently adopted <u>Indoor Sports Strategy or Playing Pitch Strategy</u>.”</p>	For consistency with the proposed changes to Policy SC2.	SPAM

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
SPAM 013	Para 12.16	113	Amend first bullet point: “The demand and supply factors in relation to the particular <u>indoor or outdoor</u> sports being catered for, for example, a combined sports facility catering for local football clubs in an area which may serve a wider area than the adjacent settlement;”	For consistency with the proposed changes to Policy SC2.	SPAM
SPAM 014	Para 12.17	113	Amend paragraph: “In terms of the development of appropriate facilities, this will be determined through evidence from the Playing Pitch Strategy <u>and Indoor Sports Strategy</u> process, other work with the community and sports bodies, to determine a particular club or community’s needs. The Council is expected to introduce the Community Infrastructure Levy (CIL) and the balance between what monies are collected between Section 106 agreements (S106) and CIL will be part of this process. The level of contributions will be determined through the S106 and CIL setting agenda.”	For consistency with the proposed changes to Policy SC2.	SPAM
SPAM 015	Para 12.18	113	Add document to key evidence list: “ <u>4. Indoor Sports Strategy</u> ”	For consistency with the proposed changes to Policy SC2.	SPAM
FR 007	Policy SC 3	114	Amend Point 2 of Policy SC 3: “ 2. Requiring Health Impact Assessments Screening or Rapid Impact Assessments as part of the application process on all major development proposals. <u>This will involve a review of the possible health impacts of a policy or proposal. Screening should include:</u> i. <u>Who may be affected by the proposal;</u> ii. <u>What determinants of health may be affected;</u> iii. <u>What further evidence is needed to inform the recommendations.</u> <u>Screening will determine if a full Health Impact Assessment is required. The Council will seek and seek</u> contributions towards new or enhanced health and social care facilities from developers where development results in a shortfall or worsening of provision;”	Wording changes as discussed at the hearing session to add clarity to the requirements in relation to Health Impact Assessments	Hearing sessions discussion
FR 008	Policy SC 4	116	Amend Point 2 of Policy SC 4: “To meet needs arising from the increasing longevity of the Borough’s older residents, the Council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. This would include the provision of Lifetime Homes and Bungalows <u>a variety of dwelling types</u> and other measures to support Health and Wellbeing and independent living through new developments that recognise the needs of older people, those with dementia and other vulnerable people; this will include developing dementia-friendly communities.	To reflect the Written Ministerial Statement made on 25 th March 2015 and change to national planning policy which requires local planning authorities not to set any additional local technical standards relating to the construction, internal layout or performance	National guidance change

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
				of new dwellings.	
FR 009	Paragraph 12.33	117	Amend paragraph 12.33: “The Council will work in partnership, with developers and Registered Providers, to provide accommodation with a greater range of tenure options that is of good quality and better good design, and meets Lifetime Homes standards , offering longevity and flexibility for the changing needs of ageing. Appropriate sites to meet this specific housing need will be identified within the Strategic Sites of the Local Plan Strategy and the Site Allocations and Policies Development Plan Document. The Council may also seek a proportion of the overall housing land target to be developed as bungalows or houses suitable meeting Lifetime Homes for older person households.	To reflect the Written Ministerial Statement made on 25 th March 2015 and change to national planning policy which requires local planning authorities not to set any additional local technical standards relating to the construction, internal layout or performance of new dwellings.	National guidance change
FR 010	Policy SC 5	118	Amend Point 5 of Policy SC 5: “5. Market and affordable homes on sites should be indistinguishable and achieve the same high design quality. Affordable homes must also be built to comply with the Homes and Communities Agency’s Design and Quality Standards April 2007 and achieve Code for Sustainable Homes Level 3⁽⁶⁰⁾. ” Delete footnote 60: “60. If these standards required by the Homes and Communities Agency are varied at any time in the future then the affordable homes must comply with the revised standards required. ”	To reflect the Written Ministerial Statement made on 25 th March 2015 and change to national planning policy which requires local planning authorities not to set any additional local technical standards relating to the construction, internal layout or performance of new dwellings.	National guidance change
FR 011	Paragraph 12.40	119	Amend the penultimate sentence of paragraph 12.40: “Housing that meets the needs of older people will be increasingly important as longevity improves; the right kind of Lifetime Homes housing, bungalows or directly supported housing promotes independence and reduces the need to fall back on the care system.”	To reflect the Written Ministerial Statement made on 25 th March 2015 and change to national planning policy which requires local planning authorities not to set any additional local technical standards relating to the construction, internal layout or performance	National guidance change

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
				of new dwellings.	
FR 012	Paragraph 12.42	119	Amend paragraph 12.42: “The Strategic Housing Market Assessment identifies that (based on the Communities and Local Government housing needs assessment model presented in the Communities and Local Government Strategic Housing Market Assessment guidance), there is an annual net shortfall of 1,401 affordable homes. Due to the fact that there will not be sufficient supply-side opportunities through which this will be able to be addressed, this is not a target for delivery. This does, however, show that there is a clearly identified need for more affordable housing to meet local needs. The Housing Development Study shows that there is the objectively-assessed need for affordable housing shows for a minimum of 7,100 dwellings over the plan period, which equates to an average of 355 dwellings per year.	To reflect the additional evidence.	Suspension Revision
FR 013	Policy SC 6	121	Amend footnote 64: “Cheshire East Council has up-to-date Housing Needs Surveys for many rural areas which may be utilised. Where an up-to-date survey does not already exist, the applicant must The Survey must be conducted – conduct a survey, based on the Cheshire East Council model survey, in conjunction with the Parish Council where possible, and should be based on the Cheshire EC model survey.	Wording changes as discussed at the hearing session to clarify the approach to rural housing surveys.	Hearing sessions
SPAM 016	Policy SC 7	124	Add a new item 2(x) to policy SC 7: <u>“x. Impact on the historic environment”</u>	To complement the Plan’s positive strategy for the conservation and enhancement of the historic environment in line with national policy.	SPAM
SPAM 017	Policy SE 1	127	Amend Footnote 68: “By local design review or by Places Matter A Supplementary Planning Document will be produced to help define what is considered to constitute ‘larger scale and more complex developments’ and to set out the options for Design Review to fulfil the requirements of this criteria.	To assist developers in understanding the Council’s expectations	SPAM
FR 014	Policy SE 1	128	Amend point 4(i) of policy SE 1: “Providing internal and external space standards for living environments as set out in national best practice standards including Lifetime Homes principles for future adaptability the national technical standards;	To reflect the Government’s new national planning policy on the setting of technical standards set out in the Written Ministerial Statement (HCWS488) on 25 th March 2015 Housing	National guidance change

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
				standards: streamlining the system	
SPAM 018	Para 13.13	129	Reword paragraph 13.13: “Detailed design policies will be included in the Site Allocations and Development Policies document. This detail will be expanded upon by a Design policies will also be supplemented by Supplementary Planning Document(s) on Design. ”	To improve clarity: SPD on Design is likely to be adopted in part prior to adoption of the Site Allocations and Development Policies Document.	SPAM
SPAM 019	Policy SE 2	129	Amend Policy SE 2 Point 1 to read: “The Council will encourage the redevelopment / re-use of previously developed <u>land and buildings</u> ”.	Encouraging the re-use of buildings is important in supporting the transition to a low carbon future as set out in the NPPF core planning principles.	SPAM
FR 015	Policy SE 3	131	Insert a new footnote to policy heading: “Biodiversity and Geodiversity ⁽¹⁾ <u>1 The spatial extent of the categories and/or references identified in this policy are those identified in the maps and diagrams contained in this Local Plan Strategy, the evidence base of the Local Plan Strategy and the saved policies and proposals maps of the existing local plans for Crewe and Nantwich, Macclesfield and Congleton, until reviewed and updated through the production of a Site Allocations and Development Polices DPD, and/or the production of a neighbourhood plan.</u> ”	To make sure that the existing identified biodiversity and geodiversity features continue to be considered through policy prior to a comprehensive review through the Site Allocations and Development Policies document, as set out in the Council’s Homework Note number 20.	Hearing sessions discussion
FR 016	Policy SE 3	131	Amend policy SE 3: “ 1. Areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create 'ecological stepping stone sites', 'wildlife corridors' and 'Nature Improvements Areas'. Ecological	Wording changes as discussed at the hearing session to accord with the NPPF wording regarding the impact on SSSIs and to	Hearing sessions discussion

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
			<p>networks and connectivity are vitally important in sustaining sites and addressing the impacts of climate change.</p> <p>2. Development proposals which are likely to have a significant <u>may have an</u> adverse impact on a site with one or more of the following national or international designations will not be permitted:</p> <ul style="list-style-type: none"> i. Special Protection Areas (SPAs) ii. Special Areas of Conservation (SACs) iii. Ramsar Sites iv. Any potential Special Protection Areas (SPAs), candidate Special Areas of Conservation (SACs) or proposed Ramsar sites v. Sites of Special Scientific Interest v. vi-Sites identified, or required, as compensatory measures for adverse effects on European sites, candidate Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites vii. The Peak District National Park viii. National Nature Reserves <p>3. <u>Development proposals which are likely to have an adverse impact on a Site of Special Scientific Interest (SSSI), a National Nature Reserve or the Peak District National Park fringe will not normally be permitted.</u></p> <p>4. 3. Development proposals which are likely to have a significant adverse impact on a site with one or more of the following local or regional designations, habitats or species will not be permitted except in exceptional circumstances where the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives:</p> <ul style="list-style-type: none"> i. Local Nature Reserves ii. Sites of Biological Importance (SBI) or Local Wildlife Sites iii. Regionally Important Geological and Geomorphological Sites (RIGGS) iv. Designated Wildlife Corridors v. Habitats and species within the Cheshire Biodiversity Action Plan vi. Priority habitats and species within the UK Biodiversity Action Plan vii. Habitats and species listed in respect of Section 41 of The Natural Environment and Rural Communities Act 2006 viii. Legally protected species ix. Areas of Ancient and Semi-Natural Woodland x. Nature Improvement Areas <p>5. 4.All development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. To ensure there are no residual adverse impacts resulting from a proposed development, where in</p>	<p>address concerns related to the use of the phrase “exceptional circumstances”</p>	

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			<p>exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives, the adverse impacts of the development must be proportionately addressed in accordance with the hierarchy of: mitigation, compensation and finally offsetting. When appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective.</p> <p>6. 5-Development proposals that are likely to have a significant impact on a non-designated asset or a site valued by the local community identified in a Neighbourhood Plan or the Site Allocations and Development Policies documents will only be permitted where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development.”</p>		
FR 017	Policy SE 4	133	<p>Insert a new footnote to policy heading: “The Landscape⁽¹⁾”</p> <hr/> <p><u>1 The spatial extent of the categories and/or references identified in this policy are those identified in the maps and diagrams contained in this Local Plan Strategy, the evidence base of the Local Plan Strategy and the saved policies and proposals maps of the existing local plans for Crewe and Nantwich, Macclesfield and Congleton, until reviewed and updated through the production of a Site Allocations and Development Policies DPD, and/or the production of a neighbourhood plan.”</u></p>	To make sure that the existing Areas of Special County Value for Landscape continue to be considered through policy prior to the definition of Local Landscape Designation Areas through the Site Allocations and Development Policies document, as set out in the Council’s Homework Note number 20.	Hearing sessions discussion
FR 018	Policy SE 4	133	<p>Amend Point 3(ii) of Policy SE 4: “3 (ii) Proposals for the extensive development of land, making Making suitable provision for better public access to, and enjoyment of, the Local Landscape Designation Areas;”</p>	To correct an error in the original wording.	General update
FR 019	Policy SE 5	135	<p>Amend the first paragraph of policy SE 5: “Development proposals which are likely to will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except in exceptional circumstances where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where adverse such impacts are unavoidable, such impacts development proposals must satisfactorily demonstrate significant a net environmental gain by appropriate mitigation, compensation or offsetting.”</p>	Wording changes as discussed at the hearing session to align with the requirements of the NPPF and to address concern over the use of the phrase “exceptional circumstances”	Hearing sessions discussion

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
FR 020	Para 13.34	135	Amend paragraph 13.34: <p>“The National Planning Policy Framework states that <i>‘planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss’</i>. Trees will be assessed in accordance with the Council’s Amenity Evaluation Checklist for Trees and where appropriate protected by the imposition of Tree Preservation Orders (TPOs) to safeguard their amenity value and planning conditions to ensure protection and prevent damage during the development process.”</p>	To clarify the approach to the assessment of trees, as discussed at the hearing session.	Hearing sessions discussion
FR 021	Policy SE 6	137	Insert a new footnote to policy heading: <p>“Green Infrastructure⁽¹⁾</p> <hr/> <p><u>1 The spatial extent of the categories and/or references identified in this policy are those identified in the maps and diagrams contained in this Local Plan Strategy, the evidence base of the Local Plan Strategy and the saved policies and proposals maps of the existing local plans for Crewe and Nantwich, Macclesfield and Congleton, until reviewed and updated through the production of a Site Allocations and Development Policies DPD, and/or the production of a neighbourhood plan.”</u></p>	To make sure that the existing identified green infrastructure features continue to be considered through policy prior to a comprehensive review through the Site Allocations and Development Policies document, as set out in the Council’s Homework Note number 20.	Hearing sessions discussion
FR 022	Policy SE 6	137	Amend Point 3(iii) of Policy SE 6: <p>“3. iii. Meres and Mosses Natural <u>Nature</u> Improvement Area and Local Natural <u>Nature</u> Improvement Areas”</p> <p>Amend Point 4(iii) of Policy SE 6: “4. iii. Provide adequate open space <u>(as outlined in Table 13.1)</u>”</p>	Wording changes as discussed at the hearing session to correct the term ‘Nature Improvement Area’ and provide a link from the policy to the open space standards.	Hearing sessions discussion
FR 023	Paragraph 13.54	139	Amend paragraph 13.54: <p>“Paragraphs 76 of the National Planning Policy Framework considers Local Green Space designations: <i>“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end</i></p>	Wording changes as discussed at the hearing session resulting from a request to add clarity to paragraph 13.54	Hearing sessions discussion

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
			<p>of the plan period. and Paragraph 77 sets out when they might <u>not</u> be appropriate: <i>“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i></p> <ul style="list-style-type: none"> • <i>where the green space is in reasonably close proximity to the community it serves;</i> • <i>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i> • <i>where the green area concerned is local in character and is not an extensive tract of land.</i> <p>Local Green Space designations proposed in Neighbourhood Plans can be considered at <u>through</u> the Site Allocations stage and Development Policies document.”</p>		
SPAM 020	Policy SE 7	140	<p>Amend Policy SE 7 to read:</p> <p>”</p> <ol style="list-style-type: none"> 1. <u>Cheshire East has an extensive and varied built heritage and historic environment, described in the justification text to this policy.</u> The character, quality and diversity of Cheshire East’s the historic environment will be conserved and enhanced. All new development should seek to <u>avoid harm to heritage assets and</u> make a positive contribution to the character of Cheshire East’s historic and built environment, including the setting of assets and where appropriate, the wider historic environment. 2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to <u>the significance of heritage values assets</u> and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application. 3. The Council will <u>support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a designated heritage asset and any aspect of a development proposal by:</u> <ol style="list-style-type: none"> A) <u>Designated Heritage Assets</u> <ol style="list-style-type: none"> i. Supporting development proposals that do not cause harm to, or which better reveal the significance of heritage assets. ii- Requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case 	To improve clarity and readability and to reduce uncertainty in the interpretation of policy following discussions with English Heritage. Whilst there are a number of wording changes proposed to this policy, the meaning and thrust of the policy remains as was.	SPAM

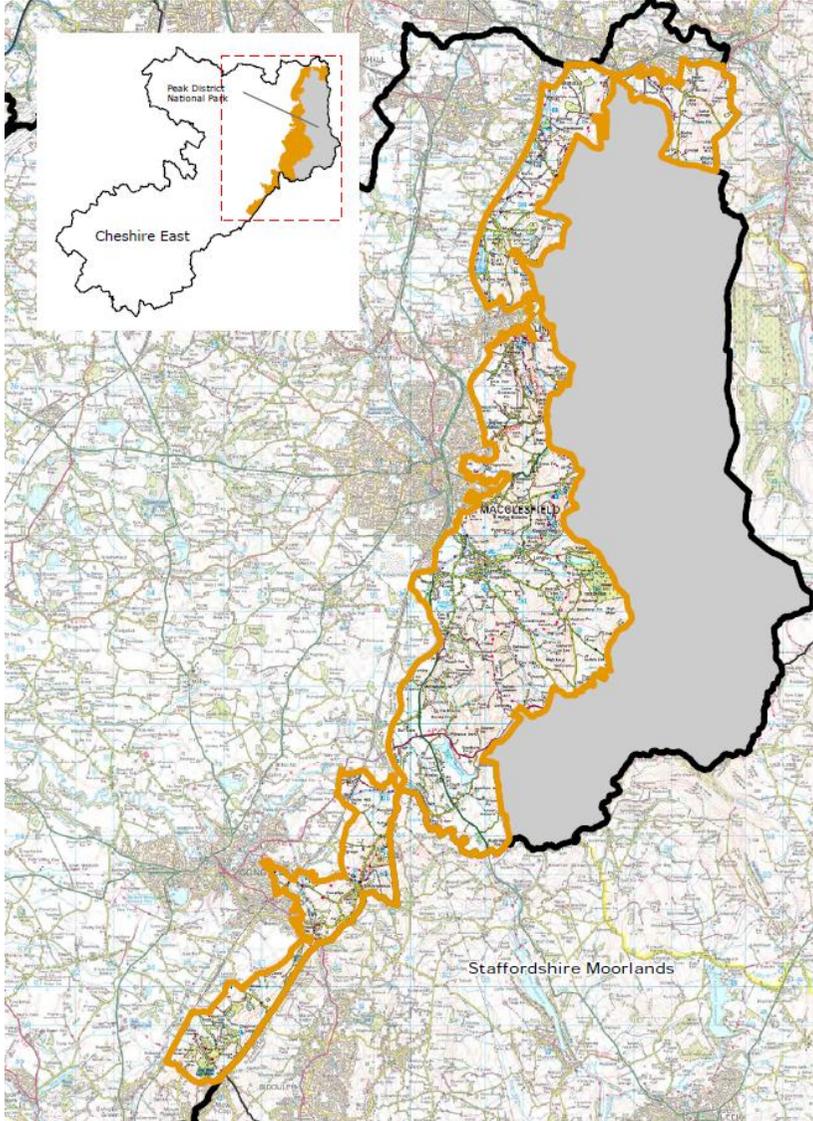
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			<p>cannot be demonstrated, proposals will not be supported.</p> <p>ii. iii-Considering the level of harm in relation to the public benefits that may be gained by the proposal.</p> <p>iii. iv-The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.</p> <p><u>B) Non-Designated Assets</u></p> <p>4. Requiring that the The impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall <u>will</u> not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value.</p> <p>5 4 In all heritage contexts, <u>For all heritage assets,</u> high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive <u>and enhances</u> to the significance of heritage context assets in terms of architectural design, detailing, scale, massing and use of materials.</p> <p>6 5 Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners and other organisations and by working with communities to ensure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations. <u>Proposals that conserve and enhance assets on the Heritage at Risk register will be encouraged</u>"</p>		
SPAM 021	Para 13.70	143	<p>Add a new paragraph 13.71 following para 13.70 to read: <u>"13.71 Further guidance on information that is required to be submitted with planning applications that affect the historic environment will be set out in the Site Allocations and Development Policies document."</u></p>	To assist developers in understanding the Council's expectations following discussions with English Heritage.	SPAM
FR 024	Paragraph 13.79	145	<p>Amend paragraph 13.79: "Renewable and low carbon energy has the potential to contribute to the Borough's electricity supply. Assessments of wind speeds, technical and environmental constraints, as well as the potential landscape and visual impact studies of renewable and low carbon energy development across the Borough, should be used to help identify suitable locations appropriate for renewable and low carbon energy development."</p>	To reflect the Written Ministerial Statement made on 18 th June 2015 and associated update to PPG, areas identified as suitable for wind	National guidance change

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
				energy development should be allocated in a Local or Neighbourhood Plan. The Site Allocations and Development Policies document will identify such areas.	
FR 025	Paragraph 13.80	145	Amend paragraph 13.80: “Whilst the Council’s evidence based studies makes reference to, and identify identifies potential locations suitable for renewable and low carbon technologies, it this does not mean that technologies will automatically be granted consent within the identified areas. Equally, it should not restrict development for technologies (other than wind turbine development) outside of the identified areas, or equally, mean that these technologies will automatically be granted consent within the identified areas, or refused consent if outside the identified areas.” ”	To reflect the Written Ministerial Statement made on 18 th June 2015 and associated update to PPG, areas identified as suitable for wind energy development should be allocated in a Local or Neighbourhood Plan. The Site Allocations and Development Policies document will identify such areas.	National guidance change
FR 026	Paragraph 13.81	145	Amend paragraph 13.81: “ Given the rich and diverse nature of the landscape within the Borough, when planning applications are submitted for wind turbines, applicants will need to have completed the Appendix 2 requirements of the Cheshire East Landscape Sensitivity to Wind Energy Developments study (2013), as part of the application process. The Council will need to be satisfied that development will not have a significant adverse impact on the landscape. ” <u>Following the Written Ministerial Statement on 18th June 2015 and associated update to Planning Practice Guidance, areas suitable for wind energy development will be formally identified in the Site Allocations and Development Policies document.</u>	To reflect the Written Ministerial Statement made on 18 th June 2015 and associated update to PPG, areas identified as suitable for wind energy development should be allocated in a Local or Neighbourhood Plan. The Site Allocations and Development Policies document will identify such areas.	National guidance change
FR 027	Policy SE 9	146	Amend Policy SE 9 Point 1: “1. The Council will look favourably upon development that follows the principles of the Energy Hierarchy, and seeks to achieve a high rating under schemes such as the Code for ”	To reflect the Written Ministerial Statement made on 25 th March	National guidance change

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
			Sustainable Homes, BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for Life and/or Lifetime Homes. For non-residential development, this will be especially so where the standard attained exceeds that required by the current Building Regulations (or as updated)."	2015 and change to national planning policy which requires local planning authorities not to set any additional local technical standards relating to the construction, internal layout or performance of new dwellings.	
SPAM 022	Policy SE10, bullet point 3	149	Amend Policy SE10 bullet point 3 to read: "Seek to provide <u>Make appropriate provision for the supply of</u> stocks of permitted silica sand reserves <u>at each site</u> equivalent to at least 10 years production at each site throughout the Plan period, or at least 15 years at sites where significant new investment is required."	To better reflect the intention of NPPF in respect of a steady and adequate supply of industrial minerals and to make clearer the alignment with NPPF para 146.	SPAM
SPAM 023	Para 13.98, (Footnote 79)	150	Amend footnote text as follows: " Landbanks for industrial minerals are to be calculated according to paragraph 53 of the Technical Guidance to the National Planning Policy Framework. Calculations will be based on the average of the previous 10 years' sales and will have regard to the use and quality of the material (Paragraph 90, Planning Practice Guidance). "	To reflect the superseding of Technical Guidance by online Planning Practice Guidance (PPG).	SPAM
SPAM 024	Figure 13.4	151	Modify map legend text box as follows: " Approximate extent of area worked for Silica Sand <u>General area within which Silica (industrial) Sand resources may be located</u> "	To offer a better description in response to industry knowledge on nature of local Silica Sand resources	SPAM
FR 028	Para 13.103	152	Insert new paragraph after paragraph 13.103: " <u>Prior extraction is the process by which a mineral is won from a site prior to non-mineral development taking place. This can take place at a number of different scales, which would depend on the size of the site, the depth of mineral, the type and quality of the mineral, and the nature of the proposed development. In line with the requirements of the NPPF, the Site Allocations and Development Management Policies Document will Set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.</u> "	To improve policy clarity and complement the Plan's positive attitude to securing the supply and extraction of Minerals following discussions at the hearing session	Hearing sessions discussion

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
SPAM 025	Para 13.109	152	Amend final sentence of paragraph 13.109 to read: “The most appropriate form of afteruse restoration schemes to deliver the potential for <u>beneficial afteruses</u> will be determined on a site-by-site basis.”	To align more closely with Policy SE 10, bullet point 11.	SPAM
SPAM 026	Para 13.111	153	Amend key evidence list: “4. Local Aggregate Assessment (Draft) 2013, Cheshire East Council”	To correct the status of the evidence.	SPAM
FR 029	Para 13.115	154	Amend footnote 84 to paragraph 13.115: “84. The National Planning Policy Framework does not contain specific waste policies. Updated national waste planning policy, when finalised, will be <u>has been</u> published as part of the Waste Management Plan for England, replacing the existing national waste planning policy contained in Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management.”	To reflect the publication of the Waste Management Plan for England.	National guidance change
FR 030	Policy SE 11 Key Evidence	155	Amend the key evidence list for Policy SE 11: “ 1. Cheshire East and Cheshire West and Chester Councils – Waste Needs Assessment Report, Urban Mines (2011) 2. Cheshire Joint Municipal Waste Management Strategy 2007-2020, Cheshire Waste Partnership 3. <u>Cheshire East Council Municipal Waste Management Strategy to 2030</u> 4. <u>National Planning Policy for Waste</u> ”	To improve clarity and ensure that the Plan is positively aligned with the National Planning Policy for Waste.	National guidance change
SPAM 027	Policy SE 13	158	Reword point 6 of Policy SE 13 to read: “New development enhances and protects <u>surface and ground water</u> quality and complies with the Water Framework Directive in ensuring that development does not cause deterioration in the status of inland waters, unless suitable mitigation measures are in place; and”	To add clarity and reduce uncertainty in the interpretation of policy.	SPAM
SPAM 028	Policy SE 14	161	Addition of a new point 3 to Policy SE 14: “ <u>3. Proposals should consider their impact on those elements that contribute to the potential outstanding universal value of Jodrell Bank.</u> ”	To add clarity to point 1(ii) of the policy and to reduce uncertainty in the interpretation of policy following discussions with English Heritage.	SPAM
SPAM 029	Para 13.158	161	Re-word paragraph 13.158 to read: “The Council is currently considering providing <u>will provide</u> further detailed policy and advice within the Site Allocations and Development Policies document.”	To assist developers in understanding the Council’s expectations following discussions with English Heritage.	SPAM

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
FR 031	Policy SE 15	162	Amend footnote 86 to Policy SE 15: "86 As identified within the Local Landscape Designation Document (May 2013) as the 'Peak Park Fringe' and shown in Figure 13.5"	To reflect discussions at the hearing sessions and clarify the spatial extent of the Peak Park Fringe.	Hearing sessions discussion
FR 032	Paragraph 13.164	163	Insert a new Figure 13.5:	To reflect discussions at the hearing sessions and clarify the spatial extent of the Peak Park Fringe.	Hearing sessions discussion

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
			 <p>The map shows the Peak District National Park area in Cheshire East, Staffordshire Moorlands, and Maccoleshield. A thick black line outlines the park boundary, and a thick orange line outlines the 'Peak Park Fringe'. An inset map in the top left shows the location of the Peak District National Park within Cheshire East.</p> <p>Figure 13.5: Peak District National Park Fringe</p>		
SPAM 030	Footnote 86 to Policy SE	163	<p>Amend footnote 86 as follows: “As identified within the Local Landscape Designation Document (May 2013) as the ‘Peak Park Fringe’.</p>	For clarity, indicating where the geographical	SPAM

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
	15		<u>The mapped extent of the Peak Park Fringe will be shown in the Site Allocations and Development Policies Document.</u>	extent of the policy will apply	
FR 033	Policy CO 1	166	<p>Amend Policy CO 1 Point 1: “1. Reduce the need to travel by:</p> <ul style="list-style-type: none"> i. Guiding development to sustainable and accessible locations or locations that can be made sustainable and accessible; ii. Ensuring development gives priority to walking, cycling and public transport within its design; iii. Encouraging more flexible working patterns and home working; iv. Supporting improvements to communication technology for business, education, shopping and leisure purposes; <u>and</u> v. Supporting measures that reduce the level of trips made by single occupancy vehicles; and” <p>Amend Policy CO 1 Point 2: “2. Improve pedestrian facilities so that walking is attractive for shorter journeys⁽⁸⁷⁾ including:</p> <ul style="list-style-type: none"> i. Supporting the priority of pedestrians at the top of the road user hierarchy and making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority; ii. Supporting safe and secure access for mobility and visually impaired persons including mobility scooter users and parents with pushchairs; iii. Creating safe and secure footways and paths linking with public transport and other services; iv. Ensuring new developments are convenient, safe and pleasant to access on foot; and v. Supporting work to improve canal towpaths and Public Rights of Way where they can provide key linkages from developments to local facilities; vi. Supporting measures that introduce safe routes to schools, <u>and</u> vii. Ensuring a selective and ongoing review of speed limits, as appropriate.” <p>Amend Policy CO 1 Point 4 first sentence: “4. Improve public transport integration, facilities, <u>capacity</u>, service levels, access for all users and reliability⁽⁸⁹⁾ including:...”</p> 	To improve the clarity of the Policy	Suspension period Duty to Co-operate
FR 034	Paragraph 14.12	168	Amend paragraph 14.12: ““An effective freight network is essential for delivering sustainable economic growth. However, <u>the transportation of freight on roads through existing residential areas</u> would not be considered appropriate.”	To improve the clarity of the Paragraph	Hearing sessions discussion
FR 035	Policy CO 2	169	Amend Policy CO 2 Point 2(v): “v. Supporting the improvement of national motorway network facilities, where appropriate <u>and supported by the Highways Agency</u> ”	To reflect DFT Circular 02/2013 and the Ministerial Written	National guidance change

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type
			Amend Policy CO 2 Point 2(vii): “vi. For residential and non-residential development, where there is clear and compelling justification that it is necessary to manage the road network, proposals should adhere adhering to the current adopted Cheshire East Council Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).	Statement made on 25 th March 2015 and associated update to NPPF ¶39 which requires that local parking standards only be imposed where there is clear and compelling justification that it is necessary to manage the local road network.	
FR 036	Paragraph 14.24	171	Amend paragraph 14.24: The Council will seek to ensure that development includes adequate parking provision for cars and bicycles . It will also seek to ensure that development includes adequate car parking provision where there is clear and compelling justification that it is necessary to manage the road network. This Provision should be based on the car parking standards set out in Appendix C.	To reflect the Ministerial Written Statement made on 25 th March 2015 and associated update to NPPF ¶39 which requires that local parking standards only be imposed where there is clear and compelling justification that it is necessary to manage the local road network.	National guidance change
FR 037	Paragraph 14.34	173	Insert a new paragraph after paragraph 14.34: “ <u>Where there are major development proposals close to the Council’s boundary, the Council will ensure that the cross border impacts are considered as part of the Transport Assessment and liaise with the neighbouring transport authority.</u> ”	To reflect Duty To Co-operate discussions with Staffordshire County Council	Suspension period Duty to Co-operate
SPAM 031	Para 16.10	346	Amend final bullet point to read: “Cheshire Brine <u>Subsidence</u> Compensation Board	Typographical error	SPAM
SPAM 032	Para 16.10	346	Add a new bullet point to the end of the list: “ <u>Sport England</u> ”	To clarify that the Council will continue to engage with Sport England	SPAM
FR 038	Table 16.1 – Target S2	347	Amend target: “ 4350 <u>1800</u> dwellings per annum”	In accordance with suggested revisions to Policy PG 1	Suspension revision
FR 039	Table 16.1 – Target S4	349	Amend target: “ 250 <u>355</u> units per annum”	To reflect the new evidence on objectively	Suspension revision

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type												
				assessed need and affordable housing													
SPAM 033	Table 16.1 – Target EQ1	350	Amend target: “No net loss- <u>Protect – no quantitative and qualitative loss</u> <u>Provide – delivery of recommendations contained within the Playing Pitch Strategy action plan</u> <u>Enhance - delivery of recommendations contained within the Playing Pitch Strategy action plan.”</u>	To provide additional information to assist with an effective monitoring regime following discussions with Sport England.	SPAM												
FR 040	Table 16.1 – new Target EQ1a	350	Insert new indicator after EQ1: <table border="1" data-bbox="542 587 1648 1457"> <thead> <tr> <th>Indicat or No.</th> <th>Indicator</th> <th>Related Strategic Priority and Policy</th> <th>Target</th> <th>Trigger</th> <th>Proposed Action for Target not being met</th> </tr> </thead> <tbody> <tr> <td><u>EQ1a</u></td> <td><u>Provision of indoor sports facilities</u></td> <td><u>SP2, SP3, MP1, SD1, SD2, SC2, SC3</u></td> <td><u>No net loss of indoor sports facilities, as recorded on the Sport England Active Places Database</u></td> <td><u>Any significant loss of key facilities</u></td> <td> <ul style="list-style-type: none"> • <u>Consider if it is appropriate to bring forward sites programmed for later in the plan period;</u> • <u>Consider a review of the relevant policies;</u> • <u>Work closely with landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</u> • <u>Identify the problems and causes of the variants</u> • <u>Enforce corrective action or mitigation on individual</u> </td> </tr> </tbody> </table>	Indicat or No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met	<u>EQ1a</u>	<u>Provision of indoor sports facilities</u>	<u>SP2, SP3, MP1, SD1, SD2, SC2, SC3</u>	<u>No net loss of indoor sports facilities, as recorded on the Sport England Active Places Database</u>	<u>Any significant loss of key facilities</u>	<ul style="list-style-type: none"> • <u>Consider if it is appropriate to bring forward sites programmed for later in the plan period;</u> • <u>Consider a review of the relevant policies;</u> • <u>Work closely with landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</u> • <u>Identify the problems and causes of the variants</u> • <u>Enforce corrective action or mitigation on individual</u> 	To ensure that indoor sports facilities are monitored in addition to outdoor facilities, in line with Policy SC 2.	Hearing sessions
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<u>EQ1a</u>	<u>Provision of indoor sports facilities</u>	<u>SP2, SP3, MP1, SD1, SD2, SC2, SC3</u>	<u>No net loss of indoor sports facilities, as recorded on the Sport England Active Places Database</u>	<u>Any significant loss of key facilities</u>	<ul style="list-style-type: none"> • <u>Consider if it is appropriate to bring forward sites programmed for later in the plan period;</u> • <u>Consider a review of the relevant policies;</u> • <u>Work closely with landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</u> • <u>Identify the problems and causes of the variants</u> • <u>Enforce corrective action or mitigation on individual</u> 												

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					<u>schemes or features</u>						
FR 041	Table 16.1 – Target T1	351	Amend trigger for Target T1: “If any scheme delivery is later than 3 years <u>than 1 year from</u> the specific target date”	To better manage deliverability of key infrastructure.	Hearing sessions						
FR 042	Glossary	357	Delete the glossary entry for Lifetime Homes: “Lifetime Homes An informal, but nationally recognised standard for the internal space and adaptability standards for new housing”	To reflect the Written Ministerial Statement made on 25 th March 2015 and change to national planning policy which requires local planning authorities not to set any additional local technical standards relating to the construction, internal layout or performance of new dwellings.	National guidance change						
FR 043	Appendix A	368	Update all figures in Appendix A to reflect other changes to the Plan. This will be submitted at a later date alongside the suggested revisions to sites.	To update in light of other changes to the Plan	Various						
SPAM 034	Table A.2	369	Amend figures in table A.2 : “Expected Level of Development: 12050 <u>12200</u> Completions 01/04/10-31/12/13: 1033 Commitments 31/12/13: 3642 <u>3748</u> Local Plan Strategy Sites and Strategic Locations: 6525 Site Allocations: 949 <u>935</u> Total: 12119 <u>12241</u>	Typographical error	SPAM						
SPAM 035	Table A.11	373	Amend Figures in table A.11: “Expected level of Development (ha): 5.00 Take-up 01/04/10-31/03/13 (ha): 0.57 Supply 31/03/13 (ha): 6.26 <u>3.56</u> Local Plan Strategy Sites and Strategic Locations_(ha): 0.00 Site Allocations (ha): 0.00 <u>0.87</u> Total: 6.83 <u>5.00</u>	To correct an error in the data. The site “Alderley Edge Business Centre” in the employment land supply was incorrectly recorded as 3.00 ha instead of 0.30 ha	SPAM						
SPAM 036	Table A.12	373	Amend Figures in table A.12:	To correct an error in	SPAM						

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			<p>“Expected level of Development (ha): 351.00 Take-up 01/04/10-31/03/13 (ha): 1.60 Supply 31/03/13 (ha): 415.49 <u>112.79</u> Local Plan Strategy Sites and Strategic Locations_(ha): 225.16 Site Allocations (ha): 41.38 <u>12.25</u> Total: 353.63 <u>351.80</u>”</p>	the data. The site “Alderley Edge Business Centre” in the employment land supply was incorrectly recorded as 3.00 ha instead of 0.30 ha													
SPAM 037	Footnote 107	373	<p>Delete footnote 107: “Although there is no requirement set for additional employment land in Rural area in the Site Allocations document, it may be appropriate to designate some small-scale sites to meet local needs”</p>	Following corrections 035 and 036, this statement will no longer be valid as there is a requirement for 0.87ha at Site Allocations.	SPAM												
FR 044	Appendix B	374	<p>Amend the following entries in Appendix B: “</p> <table border="1"> <thead> <tr> <th>Existing Congleton Local Plan Policy</th> <th>Delete ?</th> <th>New Local Plan Strategy Policy</th> <th>Reason</th> </tr> </thead> <tbody> <tr> <td>Policy PS9: Areas of Special County Value</td> <td>Yes <u>No</u></td> <td>Policy SE4</td> <td>Areas of Special County Value for Landscape are now known as Local Landscape Designations which are addressed by Policy SE4. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of Local Landscape Designation Areas in the former Congleton Borough is shown as Areas of Special County Value in the proposals maps of the existing Congleton Local Plan.</u></td> </tr> <tr> <td>Policy PS10: Jodrell Bank Radio Telescope Consultation Zone</td> <td>Yes <u>No</u></td> <td>Policy SE 14</td> <td>Policy SE 14 addresses the Jodrell Bank Zone. <u>Until defined on the Policies Map through the Site Allocations and Development Policies document, the spatial extent of the Jodrell Bank Radio Telescope Consultation Zone in the former Congleton Borough is shown in the proposals maps of the existing Congleton Borough Local Plan.</u></td> </tr> </tbody> </table>	Existing Congleton Local Plan Policy	Delete ?	New Local Plan Strategy Policy	Reason	Policy PS9: Areas of Special County Value	Yes <u>No</u>	Policy SE4	Areas of Special County Value for Landscape are now known as Local Landscape Designations which are addressed by Policy SE4. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of Local Landscape Designation Areas in the former Congleton Borough is shown as Areas of Special County Value in the proposals maps of the existing Congleton Local Plan.</u>	Policy PS10: Jodrell Bank Radio Telescope Consultation Zone	Yes <u>No</u>	Policy SE 14	Policy SE 14 addresses the Jodrell Bank Zone. <u>Until defined on the Policies Map through the Site Allocations and Development Policies document, the spatial extent of the Jodrell Bank Radio Telescope Consultation Zone in the former Congleton Borough is shown in the proposals maps of the existing Congleton Borough Local Plan.</u>	The spatial extent of existing features identified on the proposals maps of the existing local plans continue to be relevant to various policies in the LPS prior to a comprehensive review through the Site Allocations and Development Policies document. To make sure that the spatial extent of existing features can continue to be considered through policy prior to a comprehensive review, it is necessary to also save the policies through which these spatial features are defined. In each of	Hearing sessions discussion
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Policy PS9: Areas of Special County Value	Yes <u>No</u>	Policy SE4	Areas of Special County Value for Landscape are now known as Local Landscape Designations which are addressed by Policy SE4. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of Local Landscape Designation Areas in the former Congleton Borough is shown as Areas of Special County Value in the proposals maps of the existing Congleton Local Plan.</u>														
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			Policy NR2: Statutory Sites	Yes No	Policy SE3	These assets are protected by Policy SE 3. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of statutory sites in the former Congleton Borough is shown in the proposals maps of the existing Congleton Local Plan.</u>	these cases, the new policy wording in the LPS will supersede the old policy wording in the existing local plans but the spatial extent of features as shown on the existing proposals maps will still be relevant. This approach is as set out in the Council's Homework Note number 20. The Crewe and Nantwich Local Plan Policy RES.4 was erroneously omitted from the list of policies.	
			Policy NR4: Non-Statutory Sites	Yes No	Policy SE3	These assets are protected by Policy SE 3. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of non-statutory sites in the former Congleton Borough is shown in the proposals maps of the existing Congleton Local Plan.</u>		
			Existing Crewe and Nantwich Local Plan Policy	Delete ?	New Local Plan Strategy Policy	Reason		
			Policy NE3: Areas of Special County Value	Yes No	Policy SE3	Areas of Special County Value for Landscape are now known as Local Landscape Designations which are addressed by Policy SE4. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of Local Landscape Designation Areas in the former Borough of Crewe and Nantwich is shown as Areas of Special County Value in the proposals maps of the existing Crewe and Nantwich Local Plan.</u>		
			Policy NE5: Nature Conservation and Habitats	Yes No	Policies SE3, SE4, SE5, SE6	These policies protect a range of habitats and landscapes. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.</u>		
			Policy NE6: Sites of International Importance for	Yes No	Policies SE3, SE4,	These policies protect a range of habitats and landscapes. <u>Until reviewed and updated through the production of a Site Allocations and</u>		

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision				Reason	Source Type
			Nature Conservation		SE5, SE6	<u>Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.</u>		
			Policy NE7: Sites of National Importance for Nature Conservation	Yes No	Policies SE3, SE4, SE5, SE6	<u>These policies protect a range of habitats and landscapes. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.</u>		
			Policy NE8: Sites of Local Importance for Nature Conservation	Yes No	Policies SE3, SE4, SE5, SE6	<u>These policies protect a range of habitats and landscapes. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.</u>		
			Policy NE9: Protected Species	Yes No	Policy SE 3	<u>Policy SE3 addresses biodiversity and the protection of species. Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of areas related to protected species in the former Borough of Crewe and Nantwich is shown in the proposals maps of the existing Crewe and Nantwich Local Plan.</u>		
			<u>Policy RES4: Housing in Villages With Settlement Boundaries</u>	No				
			Existing Macclesfield Local Plan Policy	Delete ?	New Local Plan Strategy Policy	Reason		
			Policy NE1: Areas of	Yes No	Policy SE4	Areas of Special County Value for Landscape are now known as Local Landscape Designations which		

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision			Reason	Source Type
			Special County Value			are addressed by Policy SE4. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of Local Landscape Designation Areas in the former Macclesfield Borough is shown as Areas of Special County Value in the proposals maps of the existing Macclesfield Local Plan.</u>	
			Policy NE11: Nature Conservation	Yes No	Policy SE3	Superseded by Policy SE3 which seeks to protect and enhance biodiversity and geodiversity. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of nature conservation areas in the former Macclesfield Borough is shown in the proposals maps of the existing Macclesfield Local Plan.</u>	
			Policy NE12: SSSIs, SBIs and Nature Reserves	Yes No	Policy SE3	These assets are protected by Policy SE3. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Macclesfield Borough is shown in the proposals maps of the existing Macclesfield Local Plan.</u>	
			Policy NE13: Sites of Biological Importance	Yes No	Policy SE3	SBIs are protected by Policy SE3. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of SBIs in the former Macclesfield Borough is shown in the proposals maps of the existing Macclesfield Local Plan.</u>	
			Policy NE14: Nature Conservation Sites	Yes No	Policy SE3	Policy protects a range of habitats. <u>Until reviewed and updated through the production of a Site Allocations and Development Policies DPD, the spatial extent of these areas in the former Macclesfield Borough is shown in the proposals maps of the existing Macclesfield Local Plan.</u>	
			Policy GC14: Jodrell Bank	Yes No	Policy SE 14	Policy SE 14 addresses the Jodrell Bank Zone. <u>Until defined on the Policies Map through the Site Allocations and Development Policies document, the spatial extent of the Jodrell Bank Radio Telescope Consultation Zone in the former Macclesfield Borough is shown in the proposals</u>	

Ref	Policy / Chapter / Paragraph	Page	Suggested Revision	Reason	Source Type				
			<table border="1"> <tr> <td></td> <td></td> <td></td> <td><u>maps of the existing Macclesfield Borough Local Plan.</u></td> </tr> </table>				<u>maps of the existing Macclesfield Borough Local Plan.</u>		
			<u>maps of the existing Macclesfield Borough Local Plan.</u>						
FR 045	Paragraph C.1	404	Amend paragraph C.1: “The following sets out the parking standards that the Council applies to new development. <u>Table C.1 ‘Car Parking Standards’ will only apply where there is clear and compelling justification that it is necessary to manage the road network.</u> Reference should be made to the Cheshire East Parking Standards – Guidance Note (October 2012) or, if superseded, to the latest parking standards guidance.”	To reflect the Ministerial Written Statement made on 25 th March 2015 and associated update to NPPF ¶39 which requires that local parking standards only be imposed where there is clear and compelling justification that it is necessary to manage the local road network.	National guidance change				
FR 046	Appendix E	414	Update all figures in Appendix E to reflect other changes to the Plan. This will be submitted at a later date alongside the suggested revisions to sites.	To update in light of other changes to the Plan	Various				

Wider Stakeholder Event: 3rd August 2015

Broad Issue	Council Response
There has not been formal consultation on the work carried out during the suspension period and the process and timing for considering sites through the Local Plan Strategy is not clear.	The Council acknowledges that the period of suspension has not permitted formal consultation – instead we have undertaken focussed engagement
The changes required to make the Local Plan Strategy sound amount to a new plan. The LPS should be withdrawn and a new plan submitted.	The Suggested Revisions whilst including an uplift in housing and employment provision do not significantly deviate from the underlying strategy of the Plan which sought to support growth in the Borough
Concern that the LPS will not result in a 5 year deliverable supply of land for housing.	The Local Plan Strategy when combined with the Site Allocations DPD will provide a 5 year supply of housing land in line with national guidance
The adequacy of Duty to Co-operate discussions with neighbouring authorities.	Regular Meetings have been held with Neighbouring Councils and these will be documented in a forthcoming update to be provided to the Inspector before hearings recommence.
The 0.7% growth rate may be too optimistic: fluctuations in economic cycle; projections too optimistic; growth will occur in large cities rather than in Cheshire East; predicted migration levels are too high	It is acknowledged that economic cycles fluctuate – equally the revised growth estimate relies on substantial in-migration. Whilst the 7% growth rate is considered reasonable, these factors are amongst those that militate against more optimistic rates.
There should be greater focus on the types of housing to be provided: need more affordable housing; housing suited to older people; downsizing opportunities; single person housing; starter homes to purchase; special needs housing.	These matters are addressed by policy SC4 in the submitted plan.
Need to make sure that housing and job provision are matched in terms of locations, types and timescale for provision.	The Submitted plan and Suggested Revisions aim to balance housing and jobs over the plan period.

It is not clear how the information from the updated Green Belt Assessment will be used in the site selection process.	The Assessment will be one of the factors employed to inform site selection.
General criticisms over the methodology employed by the Green Belt Assessment Update but limited practical suggestions on how it should be carried out.	Without specific recommendations or suggestions on amendments, the Council cannot readily convert such criticism into further suggested revisions to the Local Plan Strategy
The spatial distribution methodology has not properly considered infrastructure constraints and opportunities.	These factors were included within the assessment made by Aecom.
There should be a breakdown of the figures for Local Service Centres, particularly given the large increase proposed.	The Inspector concluded in his interim views that this was not necessary at this stage.
Brownfield sites should be used before greenfield sites.	Policy SD1 promotes efficient use of land and making the best use of previously developed land. However the NPPF does not preclude the development of greenfield sites ahead of brownfield.
Neighbourhood Plans should be given more prominence in the overall planning strategy in Cheshire East.	Neighbourhood Plans will form part of the detailed planning framework that will sit below the Local Plan Strategy
The spatial distribution should take account of the numerous existing vacant employment premises.	The Distribution has taken account of the Urban potential work carried out in the past 8 months
Deliverability issues in meeting the revised housing figure of 36,000	The housing requirement of 36,000 is challenging, but with a steady rise in completions it can be accommodated within the Plan period as a whole.

Spatial Distribution 3rd Technical Workshop: 4th August 2015

Broad Issue	Council Response
The revised spatial distribution results in a 7% swing from the south of the Borough to the north which is very modest given the Inspector's interim views.	The revised distribution endeavours to reflect the Inspector's views whilst still recognising constraints such as green belt. A greater swing cannot be accommodated without greater green belt release.
The original spatial distribution set out in Policy PG 6 should not be used as the starting point for the revised spatial distribution.	This is a misunderstanding of the consultant's position – they did not start from Policy PG6 – but rather by starting from first principles they concluded that Policy PG6 was broadly acceptable as a distribution.
It is not clear how option 6 has been derived from option 5. There is a 'black box'.	This is explained within the report
There should have been a strategic review of the Green Belt, including that in neighbouring authority areas.	Neighbouring Authorities are not yet in a position to review their green belt – and in any event are not able to accommodate any needs arising from Cheshire East. However they were involved in the preparation of the updated assessment.
The spatial distribution report should be accompanied by constraints maps to properly understand the situation.	This will be considered if it would aid understanding – but it would not necessitate an amendment to the suggested revisions.
The spatial distribution should identify the objectively assessed housing needs in each settlement.	The Council considers that a reliable OAN can only be produced at a Borough level, since much key data is only available at this level of geography.
The spatial distribution methodology should better consider the constraints and opportunities in each settlement.	The Aecom report explains how this is done via the settlement profiles.
The spatial distribution work should consider more options, including unconstrained economic growth; more affordable housing; options based on infrastructure, affordability and demographics.	The Report sets out 6 options – there are a great many potential options – those selected focus on the main principles of sustainable development.
The options should also consider development opportunities arising outside of the Borough as they could impact on the infrastructure and facilities in Cheshire East.	The options correctly focus on how all the needs arising in the Local Plan area can be accommodated within Cheshire East. Any significant impacts on Cheshire East infrastructure and facilities arising from development opportunities outside of the Borough will be addressed through Duty to Co-operate (DTC) discussions and it will be the

Broad Issue	Council Response
	responsibility of the planning authority where these opportunities arise to consider these impacts as part of their plan making process. Section 7.2 of the report highlights how Cheshire East have, in a similar way, considered the impacts of its proposals on infrastructure in neighbouring authorities where these were raised through DTC discussions.
The submitted plan included a buffer to assist with deliverability but the revised spatial distribution does not appear to include this.	The Housing requirement sets out the number of homes that need to be provided over the plan period to meet needs and any policy objectives. It is open to the Council to allocate over and above this threshold if evidence suggests that a 'buffer' for deliverability or other reasons is appropriate. However this would be function of identified supply – not the requirement itself.
The options don't take a long term view in relation to HS2 developments.	HS2 falls outside the scope of this plan.
A full range of options should have been tested in relation to the economic strategy, for example 0.8%, 0.9%, 1.0% and greater levels of economic growth.	The remit of the spatial distribution is to provide an appropriate distribution of the housing and employment requirements of the Borough. Higher growth levels is a matter that needs to be settled via the calculation of OAN and Economic strategy – it is not an issue for the spatial distribution as such – this must follow the initial assessment of needs.
The starting point should have been a scenario of unconstrained development.	The purpose of the distribution is to accommodate the identified needs – not to calculate those needs. The Option linked to population is very close to an 'unconstrained' distribution
The distribution still proposed low levels of development for the northern Key Service Centres (Knutsford, Poynton, Wilmslow).	These settlements have seen significant increases in development in the revised distribution – but they are also heavily constrained by the green belt. The distribution therefore seeks to strike a balance between these factors.
The spatial distribution should consider potential mitigation to constraints as well as the constraints themselves.	Section 17 of the report summarises the constraints and opportunities for each of the main towns and broadly identifies if there is potential for mitigation. The site selection work will look in more detail at the potential for mitigating constraints.

Broad Issue	Council Response
The options are too focussed on economic growth and don't take sufficient account of Green Belt protection, environmental considerations, highway constraints, schools and health centres and landscape character.	Option 4 considers strategic constraints, within the context of the need for higher employment and housing growth levels identified by other evidence work, when determining spatial distribution. The site selection work will look in more detail at the <u>planning constraints highlighted</u> .
Question the extent to which the real unconstrained position has been considered.	The Option linked to population is very close to an 'unconstrained' distribution but represents a more realistic option.
Option 5 fits better with the settlement hierarchy than option 6 and allocates more development to the larger settlements / less development to the rural areas.	The reasons for preferring option 6 are set out in the report. The spatial distribution work has considered and balanced many factors in reaching its conclusions. For example, option 5 is considered less appropriate than option 6 as it places greater pressure on the highways network in Crewe, whilst failing to take full account of Congleton and Middlewich as sustainable locations for growth.
The spatial distribution should have included a contingency option that considers what would happen if the North Cheshire Growth Village does not continue through the examination process.	The appropriateness of the North Cheshire Growth Village proposal will be considered alongside all other site proposals at the Examination. There is no good reason why a contingency option need be considered for this particular site.
Further clarity needed on the process going forwards.	Details were given at the workshop on the anticipated timetable. The Inspector's letter of 3 September 2015 provides specific information on the timetable for the resumption of the Examination.
The Inspector queried whether the numbers for Shavington should be included with the Crewe.	The Council considers that it is appropriate for the Shavington housing numbers to be included within Crewe due to the villages close physical proximity and functional relationship with the town. However, they can be shown separately should the Inspector conclude that this is appropriate.
There hasn't been proper consultation on the revised evidence and there has been no opportunity to consider the appropriateness of the suggested revisions.	The Council has undertaken focussed engagement with relevant parties involved in the Examination and with Town & Parish council's and other stakeholders during the suspension period as agreed at the outset of this period with the Inspector. The Examination process will enable the opportunity for representations on the revised evidence to be made to the Inspector for his consideration.

Appendix 4 – Notes from the Workshop held on 3 August 2015

Local Plan Wider Stakeholder Engagement Event.
Monday 3rd Aug 2015. Town Hall Assembly Rooms, Macclesfield.



Wider Stakeholder Engagement Event

Understanding the Additional Evidence

This event was attended primarily by Interested Town and Parish Councils and Community Groups



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Summary Notes of Cheshire East Local Plan Stakeholder Event

Attendance

Independent Chair:

Paul Watson BA(Hons) DipTP MRTPI – Independent Planning Consultant

Council Representatives:

Adrian Fisher – Head of Planning Strategy
Nick Billington – Economic Research Analyst

Round Table Facilitators:

Dave Acton, Stella Kemp, Stewart House, Emma King, Steve Alcock, Vicki Walker, Chris Allman, Rebekah Norbury, Stuart Penny, Jeremy Owens, Charlotte Rous, Adrian Fisher

Appendix 1 - Others in Attendance

Please note that every effort has been made to reflect the proceedings on the day as accurately as possible. This note is provided for information only.

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UNDERSTANDING THE ADDITIONAL EVIDENCE

Following introductions, a summary presentation on the local plan progress to date was given by Adrian Fisher from Cheshire East Council. The slides are available separately.

The presentation was followed by an Open Session for procedural clarification questions.

Unknown Participant: I'm concerned with the next steps. I understand about the workshops and the site selection taking place during the August and September, but it suggests that the examination will resume in October. When will the normal consultation process take place with communities and residents about these proposed new sites?

Adrian Fisher: The exact timing of any consultation will depend on the direction from the Inspector. We are looking at all the evidence and working on site selection but we won't be reaching a definitive conclusion yet. We need to consider whether to hold another engagement event on sites. We are not clear on that at the moment, but we are working through all the implications that the uplift in the housing numbers and the uplift in an employment growth may have in terms of sites. We do anticipate that there will be a consultation on sites, but cannot be specific on the precise timing.

Chairman: We'll hold any questions on the technical work that's going on until we've received the presentation. I'd like to stick completely to process.

Andrew Thompson (Thompson Planning): Has all the information that you've produced today been sent to the inspector already?

Adrian Fisher: Yes it has. It's been sent to him.

Paul Goodman (Planning advisor to Handforth Parish Council):

- It is not really satisfactory for you to say that you don't know about the timing of the consultation. We are in the middle of examination as you said; the council seems to be now regarding that this is some sort of continuous process. We don't know who is invited tomorrow for instance and there seems to be omissions and so on - but in terms of process, you really must publish a timetable. You've called this meeting at the short notice over the holiday period and if there is going to be a consultation on sites, then you must publish a timetable of when you're going to do that so other people can reschedule their work and be involved in it.
- The main point that I want to make is that we all know that the inspector may decide that the changes that the council is proposing would make this a new plan. Now having discussed this with some other planners, we feel that the best course for the council would be to acknowledge that - because the examination, if it restarts, it is going to have to start from day one. I don't think that anybody would debate that. I asked at the previous workshop whether

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the council were going to withdraw any of the existing evidence and you don't seem to have done that. Then, if we resume this examination, there's going to be conflicting evidence from the council, so it would be better to end this examination and for you to resubmit the plan and have a new start and we'd know where we were.

Chairman: I'm not going to ask Adrian to answer that second question on withdrawal - The council embarked upon this process that went through the cabinet and submissions to the inspector - We are where we are for the purposes of this evening. The suggestion of the publishing of the programme is a point that needs a response.

Adrian Fisher: I'm mindful that we are guided by the inspector in terms of the specifics of the programme and I don't want to say today that we will have the consultation at a certain point and then find that actually the inspector has a slightly different view on it. Clearly we can anticipate when the consultation may take place: I can say that it is potentially likely during the autumn, but I don't want to put it more strongly than that simply because until we get that guidance from the inspector, then we may find that he wishes to take a different approach in which case I would have misdirected you. It is not that we do not have an idea; it is simply that we have to work hand in hand with the inspector and we have to wait for his guidance.

Just on the other point, I would be very glad to explain to people why we don't feel it's appropriate that the council withdraws at this point, but that is probably a debate for another session perhaps rather than at this point this evening.

Chairman: Adrian, I think it would be useful to publish an indicative programme once you do know the inspector's views, but clearly it's not possible before then.

Manuel Goulding (Residents of Wilmslow): I'm a little bit concerned about the way this meeting is going to be reported by Cheshire East Council in two or three weeks' time. I have a little bit of recent experience of Cheshire East minutes, I am a bit wary of what is put into the minutes. How can we be sure that the minutes reflect each of the round tables' concerns?

Chairman: I think Adrian explained earlier that there will be an opportunity but do you want to redress the process?

Adrian Fisher: Yes. It's a very fair point. The purpose today is to try and capture in a focused way, as many views as accurately as possible. We are making recordings of the sessions. On the round tables we are asking that facilitators take notes and that they are properly reflected in the feedback they give and if needs be, we can then include this within or check subsequently that all areas were covered. That is why it takes a couple of weeks. But, the transcript will catch what people say. As a safeguard: once it's been published – we will put it on our website and we will open it up for people to say if this is accurate or not. So it can be checked that this is the proper reflection of what people have said.

Chairman: Thank you. All clear. But also to say that you will be notifying the participants when it's posted on the website rather than they have to check every day if it's there or not.

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Adrian Fisher: We will send an email round to participants.

Peter Yates (Planning consultant):

- I'm particularly interested in what's been said about consultation. I think people in the room would have noted that the documents have all been submitted to the inspector already, so the question is what is the function of this particular meeting if the council has already decided - so what is the point of this meeting?
- It can't form public consultation, the questions are based on documents which have something like 2000 pages, so I'm not quite sure who's read them all, I certainly haven't.
- I also think that the council do know about the Inspector's views on public consultation because the Inspector has written to them three times in the last six months and on each occasion he's raised the issue about how is the council going to not engage with the public, but do a proper consultation with the public.
- For you to suggest you haven't really thought through, I mean the inspector has clearly made it clear to you that the public consultation is essential on the documentation that has been produced and also the sites and therefore to sit down and say "we're looking at sites during August and September holiday period but we're not really quite sure about public consultation" is not a convincing statement to the people here today and certainly I wouldn't have thought to the inspector.

Adrian Fisher: I could stand up here today and say "we will definitely hold a consultation at 'X' point in time" but if the inspector takes a different perspective, then what I say would have been countermanded. I would anticipate that there will be consultation, probably later in the autumn. But we don't know, we have not even got a date for reconvened hearings in terms of when then inspector is going to consider the strategic elements before we get to sites. So at this point it really would be premature to say definitely it's going to be at this month or the other and I can assure you that we have thought about it - we think about it a great deal, but until we have some certainty over timing it would be inappropriate for me to give a firm commitment at a meeting like this. We will keep everybody informed. The main thing we have to consider though is that we have still to discuss the core evidence around the strategic matters and the inspector still has to consider whether that's appropriate or not. And so until we've been through that process to some degree, we don't even know whether we will progress onto sites.

Just on the matter of the purpose of this meeting: what has been before the Cabinet are suggested revisions and the reason it's framed like that is because we recognise they are not in any sense cast in stone. What we are saying to the Inspector and what we hope the Inspector will do is look at those alongside the feedback that he receives from this evening session and indeed on the comments that he will receive when those hearings are reconvened. So they are to give an indication of how the

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plan may change, but of course it would have to be followed up by formal modifications.

I think it would be wrong to suggest that this meeting has no purpose - it does very much have the valuable purpose which is to inform the inspector of people's views from Town and Parish Councils and community groups.

Rafe Wakelin (Alsager Residents Action Group):

- I want to say to you quite clearly that I agree totally with this gentleman. I think a lot of people in this room are lost in this process and do not think there's been an appropriate culture of consultation. I think the phrase that keeps coming back to my action group that has nearly 2000 members, is "they don't feel as though an appropriate consultation has occurred at all". And people have said this evening that this is far too little far too late. As a group of residents that's the view that we are conveying directly to Mr Pratt.
- We've got all sorts of things going on at the time, sites are being passed, we have a situation that's continuing in Cheshire East where unplanned development is going on and I'd wonder if you could tell us please in this process you're engaged in - you've also said to people that you would commend to get them involved in neighbourhood planning - How does that feed in to what you're doing in this process, if at all?

Chairman: These are the last questions on the process Adrian, one is about the adequacy of the engagement process and how it might relate to any formal consultation process on modifications, and another one is in relationship between a local plan and other plans.

Adrian Fisher: I do appreciate that the engagement that has taken place so far has been fairly focused. I do recognise that, which is why I wanted to hold this event today. It is partly a function of the very limited time and a very large amount of work that had to be taken place within the past 7 months so we do realise that it's not full consultation, it's been a more focused engagement and I accept that.

This exemplifies why we need to have a local plan in place. Because if we don't have a local plan then of course the risk is that we will get a quantum of development - but we will get it in an unplanned way. And that is the value of getting a development plan in place right across the Borough. In terms of the neighbourhood planning, it will complement the Local Plan Strategy but we will need an effective strategy in place for those neighbourhood plans to be truly effective. At the current time, the neighbourhood plans will certainly have value, but the value will only be truly appreciated when they have it with the strategic document as well. So we need both, which is exactly what we've been trying to do.

Chairman: Thank you Adrian. We will close the procedure part there and I will ask you to go on in to highlights from the evidence base and how the council have responded to it.

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Adrian Fisher: Thank you, to say a little bit more about the engagement - I do recognise that what we've been able to do in the very focused period of time that we've had, has not been the same as a full period of consultation. Normally it would take 6 weeks, we would have the lead-in for it, we would need to process the results and so on... Unfortunately, there simply isn't the time within the suspension period the council was given which was 6 months, extended to 7 months – but not enough time for a 2 to 3 month consultation and I regret that is the case – but, that is the situation that we are in.

So our approach is to engage on series of levels: We have the press releases; in some cases we have been able to meet with some town parishes but probably only a minority, I fully recognise that. We have been able to meet with all our neighbouring authorities, with the development and business community; we have been able to inform the inspectorate through our monthly update; keep in touch with central government; and also hold briefings for Cheshire East members.

So there has been an engagement, but I fully appreciate it has been limited because our time has been extremely limited and hasn't afforded the sort of consultation which I know we've been able to do earlier. What our engagement has enabled us to do is to get a technical response to the technical questions and concerns that the inspector set out.

This has been a three stage process - where we have been undertaking primarily at that technical level of engagement and on that basis - our cabinet has been able to endorse an approach. Having done that, we now have got something more meaningful to say to your group – and say “we've got this evidence -this is what we think it means - what do you think about it and what is your response to it?”

To sum up the examination process: We have had the initial hearings, been through the suspension period, we've been very much focused on the technical side of things and now we are at the stage of wider engagement. We still have some further technical engagements to do on the spatial distribution and then we are hoping to be back in October for the resumed hearings. We do not have the date for that yet so that of course is the subject to change. At that point, we'd anticipate hearing the inspector's concerns in terms of those strategic matters. I do emphasise that the results from tonight and the results from the workshops tomorrow will all be fed in to the hearings when the inspector resumes.

The event then received a second more detailed presentation specifically on the findings of the Additional Evidence which also, where appropriate, started to indicate some of the potential implications to the submitted Local Plan Strategy. The slides are available separately.

The presentation was followed by an Open session for clarification questions

Unknown Participant: You haven't mentioned anything about the 5 year housing land supply which I understand is a part of this, and I understand you are not going to have one because the builders aren't building houses on the land they've got permission for fast enough. Given that a lot of appeals have been lost by Cheshire

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East purely on the absence of the 5 year supply, how are you going to make any of this stick?

Adrian Fisher: Very good question. You are right. The first thing we need to do to get a 5 year supply is to have a target. When the regional plans were abolished a few years ago, unfortunately with it went the target that we were working to. If you don't have a target, then you can't possibly achieve a supply - because you have no idea what you are working to. What this evidence gives us is the target and if the inspector agrees with the evidence, then it will be a firm target to aim for.

Our next challenge, and you're quite right, is to say "how can we ensure that we have enough planning permission and enough sites identified by to meet that?" I think the real difficulty that we are to face is playing catch up from the housing that wasn't built during the recession. You are quite right that one of the issues we are encountering is that - even though there are sites with permission now, the market perhaps isn't fully recovered so that the build rate is still quite slow. We have got to find ways of accelerating that build rate and all I can say is that it is a part of the process. We are not necessarily going to solve it immediately through the autumn, but if we can get the target in place, then we are going a long way to getting the 5 way supply that we will need.

Chairman: To make it stick, you need a local plan.

Paul Webster (Knutsford Conservation and Heritage Group): Apparently there was some announcement today about the Government's Green Belt policy, about parity, such: to release Green Belt land requires other Green Belt land being allocated elsewhere, locally. A) is this true? B) If that is reported correctly, how is this to be achieved in the Borough?

Chairman: I've not seen any announcement today I must admit.

Adrian Fisher: I haven't seen any announcement on that. We did have a conversation with CLG officials about a fortnight ago, who indicated that our kind of approach to Green Belt remained within the line with the government policy in the sense that it is open to local authorities through a local plan review to change the Green Belt if there are sufficient circumstances to merit that. But I haven't seen anything further.

Unknown Participant:

- It's the two pages [in the slide deck] on the additional work where there is a section on 'highways' and there's also a section on a 'duty to cooperate'. The duty to cooperate [text] seems to be a complete reprint of exactly that what is says on highways so can you tell us what you are actually going to be doing about your duty to cooperate?
- I'm particularly interested in your duty to cooperate with Stoke on Trent and Newcastle under Lyme and their regeneration policy which requires a minimisation of the development in our part of Cheshire East and you actually quote when it comes to giving up Green Belt, Wilmslow and one other site

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and Scholar Green, I'm fascinated they you've identified Scholar Green, it's not a part of any of the key service centres and it's actually on the border with North Staffordshire. It even has got a Stoke on Trent post code so any development there would purely suck people out of Stoke on Trent into Cheshire East which is the very thing which your duty to cooperate should be preventing. So where is your comment on duty to cooperate?

Adrian Fisher: Perhaps I could deal with the Scholar Green issue - we have a methodology on Green Belt. We did a high level of assessment of the Green Belt and where we found, as far as that high level of assessment is concerned, that parcels performed relatively poorly against the Green Belt purposes then we would undertake to do the more detailed assessment of the settlements within it and that's the only reason the Scholar Green features at all. It's not because we necessarily think this is a good place for a development and it probably isn't; but it's simply the function of the methodology we've adopted.

In terms of the cooperation point then yes, Staffordshire authorities, Stoke on Trent and Newcastle and Staffordshire County Council have consistently been concerned over the scale of the growth on their doorstep. We are very much mindful of that, so that's one of the factors that we've been continuing to discuss with them, having regular meetings with them, and to some degree the spatial distribution reflects that.

Equally we have similar concerns in the north of Borough as well. The problem is you can't necessarily satisfy everybody completely because in a sense, we have got the northern part of Borough constrained by Manchester who are saying they are concerned about cross boundary influences, we've got the southern half constrained by Staffordshire who are saying they are concerned about cross boundary influences, well where does your growth go? We cannot necessarily completely satisfy all our neighbours. The point is we are continuing to meet with them and trying to work through the issues where they arise.

Chairman: Is the duty to cooperate restricted to highways issues?

Adrian Fisher: No, it's not. Highways has been a very important feature of it. We are trying to summarise in a very few words here, the sum total of many hours of meetings - but certainly the highways has been important for both our neighbours in Greater Manchester and also for the Staffordshire authorities. I think it is right that we talk about it, but I wouldn't want to make an impression that it's just about the highways, it's about a lot more than that.

Chairman: Clearly the regeneration issues are part of what you've said. I think it's important to stress that the ministers over time have been saying that this is the 'duty to cooperate' not the 'duty to agree'.

Andrew Thompson (Thompson Planning):

- Two questions, the technical workshop tomorrow about spatial distribution, I wonder if you could outline who that's going be with and what's going be discussed?

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- And the second point about the neighbourhood plans -There are a lot of people in this room from parish councils and town councils who are engaged actively in neighbourhood planning and they are being encouraged by the council to do so. If I quote you correctly, you said: 'neighbourhood plans only add value when linked with a strategic document' - I think that is devaluing a lot of work that had been done at the moment.

Adrian Fisher: I will deal with the first issue first - the meeting tomorrow will deal with distribution, so to discuss the graph that I have put on the slide show. It will just go into more detail around that and we will have consultants from AECOM who have done evidential work on hand. The people who will participate in that are the people who attended the examinations sessions on those matters, similar in invitation to those that we held early in the year.

In terms of neighbourhood plans - I did not want to suggest that they don't add value - they are extremely valuable and that is why the council is looking to work with the local communities and encouraging their production. My point though is that those plans, their value only comes into full effect, when we also have the Local Plan as well and I will give you an example of that.

If the council hasn't got a 5 year supply of housing, and effectively without an up to date local plan is almost impossible to demonstrate the 5 year supply, then there is a risk that those neighbourhood plans can be undermined because somebody will still be able to argue that they have a development, that there is a pressing housing need and notwithstanding the policies in a neighbourhood plan, they might be deemed out of date cause of the absence of the 5 year supply.

What I was trying to say was - if we have a Local Plan in place and we have the neighbourhood plans then we have a very strong position in terms of the future growth of the Borough and that is what we're seeking to achieve.

Chairman: Those plans would be stronger with an up to date strategic context. It will not certainly be valueless.

Unknown participant: [question inaudible through PA]

Chairman: A definition of 'rural' Adrian?

Adrian Fisher: We have a certain hierarchy which the inspector is happy with – It has two towns: Crewe and Macclesfield at the top of the tree. We then have what we call the 'Key Service Centres' which effectively are larger market and mill town, places like Sandbach and Middlewich. We then have 'Local Service Centres' which are our smaller towns such as Alderley Edge or Bollington through to our larger villages such as Haslington or Wrenbury. Then below that we have a category we are calling 'villages and rural areas' and that is the greater part of the Borough – that is about 80 or 90 parishes are in that lower category and it is simply recognising places where perhaps the level of facilities is a bit more limited and therefore accordingly the scale of development that is appropriate in those places is also rather less.

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Chairman: so it's about the size rather than landscape character.

Adrian Fisher: in terms of hierarchy – yes.

The event then broke up into 12 individual round table discussions over an hour with Set Questions to guide the discussion – the purpose was to 'reach an understanding of the findings and start to understand any potential implications'.

Table Feedback – Below are some of the key points in feedback to each set question from the tables in no particular order and some views across tables may naturally conflict:

1. Do you agree that the revised forecasts on Cheshire East's Economic Growth will address the concerns of the Inspector as set out in his Interim Views?

- We don't feel able to make an informed judgement; would like to see more of the calculations; too much data to look at; not qualified to answer; should ask the residents instead; questions should have been issued earlier; participants are not planning experts and it is difficult to understand the scale and technicality of the evidence.
- The work seems to be only responding to the Inspector, not the residents.
- Concerns about the 0.7% economic growth rate as the economic cycle might fluctuate and it could change; suggestion that the projections are too optimistic; growth will be in large cities such as London and Manchester rather than Cheshire East.
- Questions about whether the possibility of HS2 should feature in economic forecasting.
- Need to look at the vacant space already within towns to attract businesses rather than it all going to housing; concern that large numbers of unused employment sites will eventually become housing sites because there isn't demand for this level of employment; need to attract employers as well as employees.
- Some groups consider that they do address the Inspector's concerns and it is very difficult to argue otherwise.
- Need to incentivise employers to come here, bringing people and economic growth.
- Projections should be more specific about which sectors will create jobs.
- Large corporations locating into the area are likely to bring their own staff rather than creating local jobs; people may not commute into Crewe given the constraints of rain and road travel; allocating land won't bring forward economic growth and employment on its own;

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commuting will continue particularly to Manchester and the employment zones at the airport; need to consider in the regional context.

- Consultation is too little too late.
- The work hasn't been approved by the full Council, only the Cabinet.
- Migration levels are too high; has the Council given in to the Inspectors' demands on this?
- No evidence for the figure in the Plan; it lacks facts gained locally.
- Acknowledgement that 0.4% jobs growth was too low but concern that developers will seek an even higher rate such as 0.9% or higher.
- There is a focus on economic growth but the Plan must also be about economic, environmental and social wellbeing.
- The questions are unfair - we should be asked if we agree, not simply an exercise to endorse what the Inspector is saying.
- The Inspector is unlikely to be convinced that this is any more than aspiration as there are so many external influences.

2. Do you agree that the Council's overall Objective Assessment of Housing Need of 36,000 dwellings over the Plan period, incorporating an element of older people's housing will address the concerns of the Inspector as set out in his Interim Views?

- Question whether the figure of 36,000 is really correct; suggestions that the figure is too high; do not need this many houses as people will be unable to buy them.
- Other suggestions that 36,000 does address the Inspector's concerns and the modelling seems sensible.
- Suggestion that the projections are based on the need to respond to the Inspector rather than the needs of the local population; the demographic projections are not accurate.
- Too much information still awaited to allow people to make informed comments; some groups not sufficiently informed to make a judgement.
- Suggestion that this is a tick-box exercise to satisfy the Inspector's concerns after the event.
- A larger proportion of the proposed housing should be for the ageing population and affordable housing; the housing needs should match the jobs types and provide for affordable housing and downsizing opportunities; questions over the type of housing to be provided; need to require developers to provide older persons housing; need more single person and starter homes to buy – not just affordable homes delivered through housing associations.

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- No reference to housing for people with special needs within the document.
- Perception that housing would come first and jobs will follow; mismatch between jobs and housing; important to integrate jobs and housing.
- The rate of migration is important; what happens if those people don't come and what is the basis for the migration figure?
- What would this look like if it was for the whole of Cheshire and not just Cheshire East?
- The numbers are fictitious, not backed by any evidence and cannot be delivered.
- Not enough economic activity to sustain these numbers.
- An increase to 36,000 is a fundamental change to the Plan.
- Need a greater focus on sustainable transport as commuting will continue whatever is planned in terms of new homes and jobs; need more high quality jobs to prevent out-commuting.
- The objectively assessed need ignores historic trends and landbanking as an issue and relies on an unconvincing evidence base.
- Migration rates should consider the role of schools and education as a factor in attracting people to the area.

3. Do you agree that the Green Belt Assessment Update will address the concerns of the Inspector as set out in his Interim Views?

- Lack of clear information to make a judgement; the website is not user-friendly; some groups consider this to be a technical document and not able to offer an opinion.
- Assessments of parcels of land were inconsistent with the process.
- Need to understand more about the utilised methodology; the methodology is weak and inconsistent and does not correspond to the spatial hierarchy.
- It was correct to re-assess the Green Belt but it is not clear how it is going to be used; in the absence of information on potential sites there is concern where the extra housing numbers will go; we don't know if the proposed site allocations match the Green Belt results.
- Need further clarification on the two additional Green Belt purposes that were considered; the information is unclear and there should be a recap of the five Green Belt criteria.
- The Inspector wants to build primarily in the north and this hasn't been addressed.
- The Council are responding to the needs of developers rather than considering the lower classified Green Belt areas first.

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- There should be consultation on the Green Belt Assessment; communities and parishes should be able to offer development sites for consideration; need consultation to incorporate local knowledge into the assessment.
- The assessment has not considered the rural economy, farming or flooding issues.
- Assessment should consider Green Belt in the north and in the south.
- Language used is inconsistent such as farms have an urban influence, how can this be classified as rural
- Should have been a new Green Belt Assessment, not an update.
- There is no evidence in the site selection that sites cannot be delivered.
- Concern that signalling the need for carefully managed release of the Green Belt could signal open season for developers.
- There are brownfield sites at the edges of settlements that could be good candidates for release but haven't been considered.
- Neighbourhood plans are important as local people should be able to influence what land is released from the Green Belt.
- It is a desk-based exercise that could be challenged.

4. Do you agree that the proposed Strategic Green Gap will further protect the critical green gaps around Crewe and Nantwich?

- Some general support for this but need further information in relation to the strategic nature of the policy wording; support for the policy provided the Council keeps backing it.
- The evidence will assist with the protection of the Green Gap; provided the policy holds up at appeals then it would be a reasonable substitute for Green Belt.
- Some groups could not comment due to lack of substantial information.
- Further Green Gap areas should be identified, such as the area between Haslington and Sandbach; small towns need protecting as part of the strategy; the Strategic Green Gap could be extended elsewhere.
- You cannot take the Green Belt area from one area and reclassify it elsewhere.
- Not unless there is a five year housing land supply in place.
- The Inspector said there was insufficient justification for a new Green Belt so why was it bothered with?
- If the new Green Belt is not acceptable we should try this approach and see how much weight will be given to it.

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- It is better than nothing but will fall short of the protection that would have been offered by a new Green Belt.
- Better than nothing but Green Belt should be considered in the future given Crewe's status as a high growth city.

5. Do you agree that the updated spatial distribution is consistent with the Plan's sustainable and economic led objectives and has addressed the Inspectors concerns, as set out in his Interim Views, regarding:

- a. Infrastructure constraints in Crewe and development being limited in Macclesfield by Green Belt and infrastructure constraints?**
- b. The provision of an appropriate amount of development to take place in the Green Belt settlements such as Poynton, Knutsford and Wilmslow, whilst also promoting sustainable patterns of development?**

- We don't know what the spatial distribution is and is it based on economic growth per town or across the Borough? Some groups felt they should have been more informed prior to the meeting.
- Where have the additional 500 dwellings for Wilmslow come from? There are no calculations linking this to growth and to make it sustainable it needs to be accompanied by infrastructure – particularly schools, health and roads. The A34 is already busy, Wilmslow High School is oversubscribed but there is no mention of this in the evidence.
- Question the accuracy of the figures in the report.
- Infrastructure concerns particularly with Crewe (railways) and Macclesfield (roads); addressing infrastructure constraints will only move the highways issues elsewhere; infrastructure in Crewe has been limited to transport only but the Inspector was concerned about wider infrastructure.
- Needs to take more account of infrastructure needs and sustainable patterns of development; more consideration of the impact on local communities required; developers are avoiding paying for infrastructure which is not being built; growth needs infrastructure to be sustainable.
- Need a comprehensive infrastructure plan and introduce the Community Infrastructure Levy; Cheshire East Council should give the New Homes Bonus to Town and Parish Councils; plan is inadequate in providing sufficient infrastructure for this level of growth; not convinced the traffic modelling will take account of the impact arising from this level of growth.

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- Need to be more ambitious in overcoming infrastructure constraints around Crewe and the idea of a garden city in preparation for HS2; the Green Gap in Crewe needs addressing.
- There appears to be a mismatch between jobs and housing whereby jobs are going to the north of the Borough and housing is going to the south; need to look at the types of housing in relation to the types of jobs to be created and where they would be located; need to match provision of homes with provision of new employment and infrastructure.
- What is the justification for the large increase to Local Service Centres. There is no indication of the breakdown of development requirements to individual Local Service Centres.
- Concerns about a mobile population living in Poynton, Knutsford and Wilmslow commuting out to places like Manchester.
- Too much development in Handforth as the traffic and highways infrastructure is not being looked at.
- There should be a strategy to use all brownfield sites in built-up areas before using any greenfield sites.
- Neighbourhood plans will identify locally-arising need and these should be in place ahead of the Local Plan.
- Why did the Council agree with the Inspector in relation to Green Belt settlements in the north and why was there no justification of the original figure?
- The Inspector didn't ask for more development – Cheshire East had to consider housing options but there is already existing office and employment areas available in Handforth so is there a need for any more houses in this area?
- Too much increase in housing numbers in Congleton whilst economic growth relies on the link road.
- Why include employment land – a lot of work is done at home, there are already empty premises and also vacant land in neighbouring authorities.
- Northern areas had not taken their fair share and should take more future development.

6. Do you feel the Council's approach to the identification of sites, through additional Strategic Sites in the Local Plan Strategy and the upcoming Site Allocations and Development Policies document, alongside Neighbourhood Planning represents the most appropriate way of meeting overall housing and employment needs in the Borough?

- Neighbourhood planning is being ignored.

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- Omission sites are back in the mix for housing numbers with no consultation after they've been ruled out at previous stages of the Local Plan – they have therefore not been assessed as part of the process and there is pressure from developers to get omission sites into the mix as the Council does not have a 5 year housing land supply; inclusion of some omission sites could tip the balance to be offering too much development land.
- Would like clarification on the position in relation to the five year housing land supply and the 36,000 dwellings.
- Neighbourhood plans should drive the process rather than follow; neighbourhood plans should allocate sites, not the Local Plan; the Local Plan should not identify sites for release from the Green Belt in case a neighbourhood plan considers this to be unsuitable; communities should make their own decisions related to Green Belt changes through their neighbourhood plans.
- Town and Parish Councils should be more involved in the site selection process; developers have had plenty of opportunity to put in new sites but there hasn't been the opportunity for others to comment on those sites so it is one sided.
- There needs to be adequate consultation for the site allocations; the methodology doesn't mention wider consultation; lack of transparency about the implication of the work that has been carried out for sites.
- The process isn't appropriate but the current build is not controlled and the need may have already been met in the wrong places.
- The sites approach doesn't properly reflect the loss of Green Belt.
- Allocation of sites ignores Parish boundaries; Parish boundaries do not always fit well around the pattern of settlements.
- Some groups felt unable to answer this question.
- Need to identify jobs growth by market sector to inform the allocation of sites.
- Confusion regarding the different tiers of the plan and which will take the lead.
- Some agreement that neighbourhood plans and Site Allocations and Development Policies document together is the right approach to allocating small sites.

7. Do you have any comments with regard to the revisions to the LPS suggested in light of the additional evidence?

- Substantial changes are proposed to the Local Plan Strategy and the Council should start again with the Local Plan; evidence is out of date and the Plan is a cut and paste job rather than a coherent document so should be started from scratch.

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- The Council does not take any notice of local residents and what they want and there is a lack of consultation in relation to the production of the Local Plan; need more consultation with Town and Parish Councils; Town and Parish Councils should be invited to the technical workshops; revisions to the Plan should be consulted upon.
- Question whether the 36,000 dwellings are needed and concerns over deliverability – developers cannot build them.
- Need to question the relationship between growth in housing and employment land.
- Issue related to Radway Green and the justification of using Green Belt for large logistics development.
- There is a presumption that we should meet the objectively assessed needs, even though the infrastructure can't cope.
- We should look at using land that has been landbanked by large supermarket companies to deliver housing across the Borough.
- There isn't enough time to include neighbourhood plans in the process.
- There should be more brownfield development for affordable housing in sustainable locations; there needs to be a policy recognising the Government's greater emphasis on promoting brownfield land.
- The questions assume too much prior knowledge.
- Concerns over the weight that the Local Plan Strategy will have in terms of decision making processes, particularly in relation to the sites work to be carried out in September.
- Are the housing figures a ceiling and if so will there be a moratorium in areas where the figures have already been reached, particularly as there will be a moratorium on office space in the north of the Borough?

After the table feedback the chairman summed up areas on common ground and then the council gave a response

Chairman: Just to say that you have heard a very quick feedback, that will all be put on the website and you will be invited to comment on any accuracy and omissions. This session is called reaching consensus, and I think there is more consensus around concerns than positivity. There is a concern that the information is complex and in places not clearly presented. There is no synthesis or interrelations between the various bits of work and not particularly clear and more focused on the inspectors views than the views of local people. There is concern that the work on housing, economy and spatial distribution has not explicitly been aligned, and I think the way that the material has been presented to the inspector could raise those questions. So the alignment of how much housing, how many jobs you need and the spatial distribution and the commuting issue need to be brought together and made absolutely clear of where the Local Plan is trying to go. Within that infrastructure requirement, both highways, public transport, education and all the sorts of infrastructure need to be brought into that presentation to show how the work that

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has been done either supports or doesn't support the Local Plan. There is specific concern around housing mix, from special needs, older people and so on. That needs to be explicitly set out. The use and application of Green Belt assessment is of particular concern I think. Not just the work that's been done, but how it is going to be taken forward in policy. Within that, a particular concern for the consultation mechanisms that are going to be there. I will use table 11's expression, I think there is qualified support for the green gap policy, but clearly everyone understands the proof of the pudding will be in the eating. How it's taken forward in the decisions of the local planning authority, and the Inspectorate and the Secretary of State. It's also vital that there is clarity in the process going forward, both in terms of consultation and how the Local Plan relates to Neighbourhood Plans, and that clarity will help people focus their efforts in the future. That's my summary of where the session has got to, and as I say there will be further detail. It's invidious to ask you for an instant reaction, but I am going to. So Adrian, given what you have heard, where do you think we are.

Adrian Fisher: Well I think obviously it's extremely difficult, in the context of a meeting like this, to completely do justice to a huge amount of material, and very complex material, and equally many numerous competing views. We do though thank people for expressing them, and I hope we have captured them accurately. We will convey them. Just to say the point that was made, about whether we are reflecting local views, or are we simply responding to the Inspector. To some degree we do have to respond to the Inspector, but we will try and do so in a way that captures local opinion as much as we can. We have been steered in a particular direction by the Inspector. The plan as the council preferred to submit it, which was subject to enormously lengthy consultation, was submitted last year. Sadly the Inspector wasn't satisfied with that and therefore we must address his concerns, and he is the independent person appointed by the Secretary of State who we do have to try and satisfy. However I think in terms of the points that have been made about integration and about consultation we will take on board and certainly feed back to the governing taskforce that oversees this process. I think in terms of some of the aspects of site selection, we haven't made any conclusions on site selection. We are talking about how we would do that and perhaps this is something we can try to reflect on and address as far as possible as we move into that process.

Chairman: Thanks very much Adrian. I am going to close the session now. It just leaves me to say thank you for attending. The slides that we have used will be on the website. I urge you to watch for the notification of the publication of the summary of proceedings on the website, and do please feedback on accuracy and omissions. Finally can I wish you a safe journey home. Goodnight

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Appendix 1: Participants

Name	Organisation
Adams , Cllr Sue	Disley Parish Council
Akers Smith, Cllr Suzie	Congleton Town Council
Anderson, Bob	Manchester Gospel Hall Trust
Bagguley, Roger	Residents of Wilmslow
Bailey, Cllr Rhoda	Cheshire East Council – Odd Rode Ward Member
Bath, Cllr B	Holmes Chapel Parish Council
Beadle, Cllr G	Haslington Parish Council
Bould, Derek	Alsager Residents Action Group
Browne, Cllr Craig	Alderley Edge Parish Council
Brown, Martin	Sutton Parish Plan Steering Group
Burgess, Cllr Kerry	Handforth Parish Council
Burns, Lillian	CPRE and the North West Transport Roundtable
Carss, Cllr Meikle	Church Minshull Parish Council
Chaplin, Brian	South Knutsford Residents Group
Chapman, Cllr Keith	Wilmslow Town Council
Clark, Cllr I	Handforth Parish Council
Clark, Cllr Laurence	Poynton Town Council
Clarke, Cllr Nicola L	Holmes Chapel Parish Council
Clarke, Cllr Teresa	Barthomley Parish Council
Clowes, Cllr John	Holmes Chapel Parish Council
Cornell, Cllr John	Weston & Basford Parish Council
Cousin, Roger	The Henbury Society
Deans, Cllr Jane	Brereton Parish Council
Densem, Cllr John	Weston & Basford Parish Council
Dodson, Cllr Christopher	Wilmslow Town Council
Dooley, Cllr Beverley	Cheshire East Council - Macclesfield Central Ward Member
Edwards, Cllr Bob	Congleton Town Council
Garbett, Cllr Myles	Alderley Edge Parish Council
Golding, Manuel	Residents of Wilmslow
Goodman, Paul	Handforth Parish Council
Graham-Smith, Cllr Sir Francis	Henbury Parish Council
Green, James	West Heath Action Group
Griffin, Len	Barthomley Action Group
Griffiths, Terry	Nether Ward Community Group
Handley, Professor John	Transition Wilmslow
Harding, Cllr Norman	Odd Rode Parish Council
Harewood, Cllr A	Cheshire East Council – Macclesfield West and Ivy Ward Member
Hill, Jean	Transition Wilmslow
Hoines, Cllr Kevin	Sutton Parish Council

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Jackson, Matthew	Wilmslow Town Council
Jefferay, Cllr David	Wilmslow Town Council
Jones, Cllr Gareth	Macclesfield Town Council
Kaloyeropoulos, Gill	West Heath Action Group
Keogan, Mike	Lyme Green Residents Group
Kinsey, Stuart L	The Wilmslow Trust
Leary, Geoff	London Road / Butley Town residents
Lewis, Cllr Simon	Nether Alderley Parish Council
Lindsay, Cllr Andy	Brereton Parish Council
Longhurst, Cllr Derek	Alsager Town Council
Mackenzie, Rob	Crewe Town Council
Malborn, Cllr Martin	Stapeley & District Parish Council
Martin, Amanda	Congleton Neighbourhood Plan Housing group
McCubbin, Cllr	Goostrey Parish Council
Menlove, Cllr Rod	Cheshire East Council – Wilmslow East Ward Member
Minshull, Peter	Congleton Sustainability Group
Moller, Cllr Knud	Odd Rode Parish Council
Morris, Cllr	Goostrey Parish Council
Munroe, Christine	Alderley Edge Parish Council
Ogden, Cllr Karen	Hulme Walfield and Somerford Booths Parish Council
Oliver, Gina	Save Macclesfield
Parry, Cllr Jean	Congleton Town Council
Pass, Jaqueline	Residents of Wilmslow
Platt, Darren	Barthomley Action Group
Pulford, Cllr Ron	Bunbury Parish Council
Rickard, Cllr Anne	Crewe Green Parish Council
Rickard, Cllr Don	Crewe Green Parish Council
Roberts, Cllr Laureen	Great Warford Parish Council
Robinson, Cllr H	Alsager Town Council
Roeves, Terry	Wilmslow Park Road Users Association
Schofield, Cllr Adam	Macclesfield Town Council
Sewart, Cllr Mrs J	Poynton Town Council
Shufflebottom, Cllr Jenny	Nether Alderley Parish Council
Thompson, Cllr Brian	Sutton Parish Council
Thomson, Andrew	Weston & Basford Parish Council
Tolver, Cllr Brian	Handforth Parish Council
Turner, Pete	Macclesfield Town Council
Unsworth, Jenny	Protect Congleton
Upchurch, Pam	Land East of Fence Avenue
Wakelin, Dr M	Alsager Residents Action Group
Wakelin, Mr R	Alsager Residents Action Group
Warren, Cllr Mick	Cheshire East Council - Macclesfield East Ward
Webster, Paul	Knutsford Conservation and Heritage Group
West, Cllr Roger	Adlington Parish Council
Weston, Cllr John	Bollington Town Council
Wienholdt, Barry	Over Peover Working Party

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Wilson, Cllr David	Chelford Parish Council
Yates, Peter	

Appendix 5 – Notes from the Workshop held on 4 August 2015

Local Plan Stakeholder Engagement 'Common Ground' workshop.
Tuesday 4th Aug 2015. Town Hall Assembly Rooms, Macclesfield.



3rd Technical Workshop

'Reaching Common Ground'

Spatial Distribution



Local Plan Stakeholder Engagement 'Common Ground' workshop.
Tuesday 4th Aug 2015. Town Hall Assembly Rooms, Macclesfield.

Summary Notes of Cheshire East Local Plan Technical Workshop Spatial Distribution Workshop

Attendance

Independent Chair:

Paul Watson BA(Hons) DipTP MRTPI – Independent Planning
Consultant

Council Representatives:

Adrian Fisher – Head of Strategic & Economic Planning
Stuart Penny – Planning Policy & CIL Manager
Nick Billington – Economic Research Analyst

Consultants:

David Carlisle – AECOM
Alan Houghton - AECOM

Round Table Facilitators:

Dave Acton, Stella Kemp, Stewart House, Tom Evans, Charlotte
Rous, Stuart Penny, Rebekah Norbury, Jeremy Owens

Appendix 1 - Others in Attendance

**Please note that every effort has been made to reflect the proceedings on the
day as accurately as possible. This note is provided for information only.**

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SPATIAL DISTRIBUTION

Following introductions, there was an Open Session for procedural clarification questions.

Peter Yates: I was at the meeting last night and I raised the issue about the Cabinet, and the views it had expressed or endorsed. Adrian has obviously referred to the Cabinet, making suggested revisions to the plan. Could he clarify what suggested revisions means? I attended that Cabinet meeting and it was quite clear to me that all of the Cabinet members fully endorsed the revisions. They were obviously suggested by the officers, but I think the point Adrian is trying to make is they are not really final revisions. Therefore in that context will today's meeting and the views expressed today have an impact on those revisions or not?

Adrian Fisher: I think you need to distinguish between suggested revisions and formal modifications to the Plan. When the Plan was submitted that was done by a meeting of the Full Council, which is the policy of the authority, because it is a fundamental plank of local authority policy. These are a little different: as the name suggests, they are a suggested revisions; they are not cast-in-stone modifications. We are giving the inspector an indication of how the evidence will alter and change the plan. Clearly that is something that still needs to be discussed and debated through the hearings. They are not formal modifications and therefore I make that very clear distinction between the two. I hope people will appreciate that difference.

Chairman: For the avoidance of doubt it is approved council policy that those suggested revisions should be considered by the Inspector.

Adrian: Oh yes, certainly. As a council what we are saying to the inspector is this is how we think the plan could or should change.

Chairman: Is that helpful?

Peter Yates: Can I therefore interpret that to mean that what is said today cannot really affect those suggested revisions?

Adrian Fisher: No, I don't think that is the case. What we intend doing is that the transcript from today will be sent to the Inspector along with the presentations. Those views expressed by people today, either on the evidence or on the way the evidence is translated, will then be sent to the Inspector and available to him. He may well take account of it, and that will inform his view on matters. Equally, when the council comes to make its formal modifications, they will reflect the Inspector's views and everything else that comes out of that process. So that's the way today's session will influence matters.

Chairman: So my interpretation of that is that it is a continuing process, but that the suggested revisions that have been put to the Inspector won't be changed until that process gets to a future stage.

Adrian: Yes that's right.

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Chairman: Any other questions of clarification, if not we will move straight on to AECOM.

A presentation on the Spatial Distribution Report was given by David Carlisle and Alan Houghton from AECOM. The slides are available separately.

The presentation was followed by an Open Session for technical clarification questions.

Paul Webster (Knutsford Conservation and Heritage Group): Can I just ask the question by way of clarification about infrastructure? One has had the slide on key findings, one has had the comments made this morning. Can I ask the question: are most people, perhaps last night and again this morning, many people considering that infrastructure as road capacity, health facilities and school places. Yes, it's interesting about retail, leisure and culture services, which is interesting and no doubt quite right. For most people here traffic and schools and health are the kind of key indicators of infrastructure. Question then, to what extent have those featured in your analysis?

David Carlisle: If you look at chapter eight of our report, we attempt to summarise that main evidence in terms of social infrastructure, physical infrastructure and how that has informed PG6. In other words, was PG6 justified and robust based on the evidence presented? Infrastructure, as you can appreciate, it is a complex issue. So as well as the submitted local plan and the evidence such as ours, there will also be an Infrastructure Delivery Plan. The Infrastructure Delivery Plan has to demonstrate how any distribution of growth would be essentially allowed for with commensurate infrastructure in those facilities which you mentioned. So the Infrastructure Delivery Plan gives you your list of things that would be absolutely essential to deliver the growth needed, and also some things that would be good to have. Then it would be the delivery strategy that determines how you spend the Community Infrastructure Levy, how you use new homes bonus, how you use other potential pots of funding to deliver that infrastructure.

Paul Webster (Knutsford Conservation and Heritage Group): Sure but can I just clarify, in terms of the infrastructure delivery plan does that encompass retail and culture services.

Chairman: I think the answer to that is no. I just want to ask the question in a different way. You have explained the process going forward, and Infrastructure Delivery Plans have a bit of a feeling of jam tomorrow about them. I think the question is, was existing infrastructure capacity a criterion you used when selecting a preferred option?

David Carlisle: Very much so. Yes, I think highways particularly. In terms of the narrative of the report that was one of those show stoppers, in that if you couldn't demonstrate that highways capacity was deliverable or developable over the plan period we had to reign back some of the proposed options. So the extreme option for example, under the economic strategy-led option, that was tempered principally because of things like a lack of infrastructure in some of those settlements. Highways particularly being a big influential factor on that.

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Lynne Prescott (Hands off Handforth Green Belt): My question is essentially about classification. I am representing Handforth Green Belt. All through the examination of the Local Plan, Handforth has been referred to as a Key Service Centre. I note that in your particular methodology, Handforth has been upgraded to a Principal Town, lumped in with other towns that are between two and ten times its size. I'm wondering how much the classification, or the reclassification, has affected the methodology used and the conclusion drawn? I'm also wondering frankly where this classification came from?

David Carlisle: Handforth is referred to as a Key Service Centre in the report. I think one of the things that we didn't say in the presentation, which is incredibly important was that the initial work of the Inspector and the Interim Views of the Inspector actually confirmed that the settlement hierarchy was fairly robust and acceptable. So in terms of the classifications, that's not really something that we looked at through our work, however depending on things like the infrastructure available in those Key Service Centres that would have been taken in to account to inform different levels of growth in different settlements.

Lynne Prescott (Hands off Handforth Green Belt): That doesn't really answer how it turned from a Key Service Centre in to a Principal Town in your development opportunities here.

David Carlisle: It's actually a Key Service Centre. So the Principal Town row [in the table] is just a summary for pure maths.

Darren Wisher (Regeneris): Could I just ask a quick question about scope. It seems to me the Inspector had concerns about the spatial distribution of the original 27,000 / 29,000 dwelling target. You seem to have concluded that that distribution was justified and to focus solely on the options to meet the additional 7,000 dwellings that have come forward from the ORS work. This basically results in a 7% swing, according to your slides, in favour of the north. That swing seems quite modest, given my reading of what the Inspector was saying. So I am interested in your first observation that the original spatial distribution which was set in the original plan, of the 27,000, was justified. Can you just point me in the direction of how you reached that conclusion, and where I can find it in your report please?

David Carlisle: I think it's probably most important to qualify first that we did say broadly justified, and we did actually note that the key reason why it was only broadly justified and not fully justified is that growth in housing and employment in the north, the statistics did point out it should be looked at in more detail; that the north should be taking more of that growth. In looking at this we had to look at all the factors the Inspector looked at. Then, in looking fresh at all of the evidence and some of the key policy and feature constraints, i.e. landscape and physical infrastructure that could support growth over the plan period, we did find that PG6 was broadly justified and that taking lots of growth from the south and redistributing it more than the 7% differential would have, in our view, created more issues and it would have been harder to justify in deliverability and developability. It wouldn't have actually resulted in a satisfactory and sustainable development strategy. Lots of the detail, in terms of the final decisions on that distribution, around whether PG6 was justified is in the Appendices 3, 4, 5, 6 and I think 7, where we go through each option in turn and look

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in quite a lot of detail at the influential and constraining factors. In a roundabout way we have looked fresh at all of the evidence and came up with very similar conclusions, in terms of PG6. I should caveat that we don't think it's fully justified, we did actually find that more growth should go into the north, The options then explored in our minds the most realistic potential and reasonable alternatives, as per things like the SEA Directive and what would actually be an effective and justified plan.

Chairman: Can you just help me a little with that? You said that your review of the information broadly supported PG6, but then you still thought more growth should go in the North?

David Carlisle: Yes. So for instance things like the settlement profiles that look at employment and housing statistics and commuter patterns, that clearly shows that the north could and should accept more growth. In order for example, somewhere like Handforth that has got high net out commuting, it might make sense to have increased employment space over and above what was submitted in PG6.

Chairman: So how do those findings translate into the allocation of the additional growth that's indicated by the updated evidence on the economy and objectively assessed housing need?

David Carlisle: One of the key bits of information and evidence that informed our thinking was EKOSGEN in looking again at employment land requirements and this additional 27 hectares. So obviously the Inspector said there was a fairly conservative view on how much employment growth there should be over the plan period. EKOSGEN looked at this again and found that 27 hectares would be required over the plan period. A big steer from them was that the 27 hectares should go into the north. Looking at the constraints and influential factors, looking at the pool of potential sites available, we felt that 22 of those hectares should go into the north; whereas 5 hectares more would have been a stretch too far. That's why option 6 and option 5 differ slightly, whereby 5 hectares of employment land is redistributed from Poynton to Alsager.

Chairman: There seems to be a bit of a black box between option 5 and option 6 that I think you may need to consider. Did that answer your question?

Darren Wisser (Regeneris): It gave an explanation, yes. I mean I still have some points on the extent of the shift, which I will bring into the round table.

Colin Robinson (Nathaniel Lichfield and Partners): I think I will probably just first off refer to Mr Wisser's comments on the distribution not seeing much of a shift from 23% to 25% to the north. I am not entirely sure that will fully address the Inspector's concerns. Moving on from that perhaps you could help me on this one: Clearly one of the inspector's main points was that you had to identify the housing need by settlement going forward. I am a little confused as to how you have done that with the scenarios you have chosen. You have basically just taken the uplift figure. You don't seem to have done any demographic modelling by settlement to identify the change in housing need by settlement or what that means. You're saying that you haven't looked at affordable housing need by settlement. I would have thought that was something you could do just by looking at the housing register. A further point as

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well, perhaps you could tell me, have you looked at market signals, like where there is an imbalance between demand and supply, looking at house prices, the affordability ratio of private rents and see if that's indicative of an underlying housing need in a particular settlement?

David Carlisle: Much of what you have described is all in there in terms of the settlement profiles. I refer you to the appendices, in terms of settlement profiles and have a look at that again, because those statistics have fed into that.

Colin Robinson (Nathaniel Lichfield and Partners): So how has that influenced option 6 and the other options?

David Carlisle: So for instance, you have talked about the lack of shift in terms of PG6 to option 6, but actually if you think about the total housing in a place like Poynton, it's a 300% increase, well almost. It's been tripled and in other places we are doubling. So I think whilst the 7% shift differential between PG6 and Option 6 might not look that big, in terms of the land that would be required and the total number of housing it has been substantially increased. We couldn't simply be driven by statistics on affordable housing, but we have built that in within terms of the settlement profiles. In terms of deliverability and viability: that has informed our thinking, but hasn't driven our thinking.

Colin Robinson (Nathaniel Lichfield and Partners): The concern I have is that it seems a little predetermined still. You have done some really good work in a really short time. We still have a situation where Alsager has half the population of Wilmslow but ends up with double the housing allocation, and some of the logic that you have arrived at to come to option 6 is still a bit of a black box.

David Carlisle: The afternoon session is going to be good for diving into the detail. Alsager is an interesting point, because when you look it in in terms of completions and commitments it's pretty high. As you know with places like Alsager, Sandbach and Crewe, the highways capacity is big driving issue there, so in terms of the options some of the thinking has been in terms of what's already committed and what's already in the pipeline. What could feasibly be developed and still maintain a sustainable pattern of development. We don't want to overload the highways network, and we don't want to have too much development in the south. We want to have more growth in the north. Ultimately it's trying to use all of the different influential pull and push factors to try and get something that's actually deliverable over the plan period.

Chairman: That's a good example but the generality of the settlement profiles have influenced the development of options, and the selection of the preferred option, with us both still using the expression "Black Box", is a little unclear at this moment. I think that's something for the round table session to delve into.

Peter Yates:

- Looking at paragraph 86 of the interim report of the Inspector. He raises the whole issue of a strategic review of the Green Belt, involving adjacent authorities, and he particularly refers to Stockport. This is paragraph 86 of the

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Inspector's report, and one of the reasons he found that the plan wasn't positively prepared was that this hadn't taken place. It would appear from your options that you haven't undertaken that particular option, or looked at that option, because the Green Belt in North Cheshire isn't North Cheshire's Green Belt, it has a function in relation to Greater Manchester. So that's the first question.

- The second question is that there are lots of planners here, and I found reading your report very difficult to follow, as there are very few maps and plans. So what does it all mean? We are talking about spatial distribution and there is very little indication in any of the documents which actually show that spatial distribution. For example an obvious area where you could have done that was on the physical constraints, because I don't accept that PG6 does reflect adequately the constraints. In fact quite a few strategic sites are sites of high landscape value. So why are they strategic sites? I accept this is only one consideration, but as they are in the Green Belt as well, and there are infrastructure problems, you would have thought that PG6 may not actually be something that adequately reflects the constraints. If you had produced plans which showed constraints then it would be easier to understand the implications of the figures you have produced.

Chairman: I shall ask AECOM to do no more than reflect on the presentation issues, and not address it now. The policy issue you have raised about the adequacy of PG6 is perhaps for the workshop sessions. I think in terms of clarification of the methodology of the options for accommodating growth outside of Cheshire East takes us to a duty to cooperate point, and I am not sure whether its AECOM or the Council who needs to cover. Adrian first.

Adrian Fisher: I think from that point we need to read paragraph 86 carefully. The Inspector to my mind doesn't say there should be a full strategic review of the Green Belt over a wide area. He says that some parties have said that, but he did conclude that adjoining authorities didn't have as greater influence as they might do over the process. Not quite the same thing. However the long and short of it is that none of our adjacent authorities are in a position whereby they can accommodate growth that is generated within Cheshire. So that is why we need to look to the distribution within our own boundaries in terms of accommodating objectively assessed needs. So whether we think 36,000 is the right number or not, we don't have any adjoining authorities who are in a position that they can accommodate that growth. So whatever that growth is, it needs to be accommodated within the Borough. So it's a question of how that growth is distributed.

Derek Hough (Cheshire East Ward Member for Alsager): Who on the surface appear to have a rough deal of this? I will ask the question: In the Inspector's report he talked of sub-areas. In particular one of his comments was, "and some sub-areas are oversubscribed already", and our planning officers inform me that the sub-areas were co-terminal with the original three towns basically. In the new document we have reference to the Alsager sub-area. This could make a huge difference. Could I

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ask for clarification as to what a sub-area is, and have the Key Service Centres been given sub-areas?

Adrian Fisher: I think the reference derives from work that was done in the original SHMA that suggested that the Borough, that whilst it was one housing market area, there were distinctions within that single market. That it roughly split in three ways, if you like. The ORS work that was done more recently undertook a similar process and really concluded that rather than three distinctions, there were more like two and it was a north-south split. So that very much speaks into the work that has been done about redressing the distribution between the south of the Borough and northern towns that we have described. So that is how we see the sub-areas.

Chairman: Sub-areas for the purpose of the work on spatial distribution as carried out by AECOM. The list of settlements on the areas of the slides. You wanted to come back on the black box areas?

David Carlisle: Yes, for those of you who are interested in how we actually came up with the various options. I point you to chapter 4 of the main report, essentially everything after 4, so chapters 5 to 16 are all talking about the factors referred to by the Inspector. We take each factor in turn and talk about it in terms of its relationship to the Principal Towns, Key Service Centres, Local Service Centres and pull out a number of key findings. Chapter 4 is where we talk about the alternative spatial distribution options and the rationale for selecting those options. Also in the executive summary, we talk about reasons for discarding options. In terms of the meat, a lot of the professional judgement that laid behind the evidence itself, I point you to appendices 3 to 7a. Under each option here we look at the baseline position, the proposed growth under that particular option, and then we try to summarise the main influential factors and constraining factors, with a brief summary justifying that particular number for that particular settlement. So appendices 3 to 7a would probably be the most useful for that.

Kate Fitzgerald (Gladman Developments): A quick question of clarification. When you refer to settlements in the north of the borough, are you solely referring to the former Macclesfield borough?

David Carlisle: Its actually in the report, and we make a split between the north and south, but just for clarity the north is the Principal Town of Macclesfield, alongside the Key Service Centres of Handforth, Wilmslow, Knutsford and Poynton.

The workshop then broke up into 8 individual round table discussions over an hour with Set Questions to guide the discussion – the purpose was to 'reach common ground'.

Table Feedback – Below are some of the key points in feedback to each set question from the tables in no particular order and some views across tables may naturally conflict:

- 1. Do you agree that the spatial distribution in the LPS Submission Version Policy PG6 is the most appropriate 'starting point', when determining where the increased housing and employment land should go?**

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- The starting point makes a lot of assumptions, especially in relation to the North Cheshire Growth Village which is a very contentious part of the Plan.
- The distribution between north and south is not adequately addressed; it does not look at enough constraints or any opportunities that may exist strategically and particularly arising from HS2.
- There appears to be retro-fitting of evidence and PG 6 should not be the starting point; PG 6 is not an appropriate starting point and we need to identify objectively assessed housing needs for each settlement. Suggestion that PG 2 should be the starting point.
- PG 6 is not the right starting point as it is the subject of outstanding objections and the submitted Plan was so far off in the first place; the development needs of the northern towns have not been properly assessed. Spatial distribution needs to be fundamentally reviewed in light of the substantially increased growth
- Each settlement's needs should be considered individually in terms of affordability, demographics and infrastructure to really understand the position.
- No: whilst the Inspector accepted the settlement hierarchy, the spatial distribution was questioned and should not be the base for going forward; the work on distribution should have started from scratch.
- Some questioning of the revised housing figure (36,000) with a range of views: some thought it too low; some thought it about right; some thought it too high.
- Inconsistent treatment of settlements; are Wilmslow, Handforth and Alderley Edge separate settlements or considered all together?
- Some views that PG 6 is an appropriate starting point but other views that the PG 6 justification should be evaluated against opportunities and constraints.
- PG 6 has not yet been tested by the Inspector.
- View that PG 6 is an appropriate starting point but the report doesn't adequately scrutinise or challenge the PG 6 policy; alternate view that it is difficult to see how the evidence leads to the conclusion that PG 6 is broadly justified – issues around PG 6 have therefore been compounded.
- How does this fit in with the Government's recent shift to brownfield development over greenfield development?
- Concern that we are already some way in to the Plan period.
- Some concern that there had been too much material to digest.

2. Do you consider that an appropriate range of Spatial Distribution options have been tested by AECOM, before making a recommendation to CEC?

- Some agreement that the methodology and recommendations are appropriate but more work on the 'black box' between option 5 and option 6 is needed.
- Others felt that other options could have been explored but the time is limited.
- Views that the options should look at totally unconstrained economic growth, take into account more affordable housing evidence and show more options where PG 6 is not the starting point.
- Should consider the options from the previous plan strategy; further options should be considered on the basis of infrastructure, affordability and demographics.
- Some concern that the uplift in employment land of 27 ha would not stop outward migration in the north (for example to Manchester) and whether this fits with the jobs growth agenda.
- Suggestion that the uplifted housing numbers do not tackle the existing housing shortfall in the north of the Borough.
- The options should consider all development needs; not just the uplift. Suggestion that the first 5 options would be OK if they considered all development not just the uplift.
- The options don't consider development opportunities arising outside of the Borough: developments at Woodford and in Cheshire West would have an impact on the infrastructure and facilities in Cheshire East so should be included.
- Is there a buffer included? The Local Plan Strategy previously allocated more sites than were required: the spatial distribution options don't seem to address this.
- Some considered option 6 to be retro-fitted and inappropriate; need to see further analysis of overall housing need.
- Greater attention should have been given to the rural areas and Local Service Centres in the north of the Borough in terms of additional employment provision.
- Views expressed that the consultants have done the work asked, but the brief from the Council may not be suitable.
- If PG 6 hadn't been the starting point then the options would have been more radical.
- Why attract employment to Cheshire East when there is a lot of unused employment land for example at Handforth and Radway?

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- Some suggestion that the options represent an adequate range but if the information used to determine the options is not correct in the first place then it would undermine the conclusions.

3. Have options 2 and 3 fully tested the unconstrained development needs for housing and employment in the Borough? (Reference paragraph 75 of the Inspector's Interim Views).

- The options don't appear to have taken a long-term view in relation to HS2 developments.
- Some participants felt there was not enough information to answer this question.
- Questions on the economic-led option; need to be clearer on the demographic modelling and the economic needs and opportunities presented by each settlement.
- Option 2 does because it looks at all of the development needs rather than just the uplift.
- Need more clarification in relation to jobs growth.
- A full range of options should have been considered regarding the economic strategy, for example 0.8%, 0.9%, 1.0% and beyond. Options have not been tested against the 0.9% economic growth which is in itself a constraint.
- Should have considered a scenario looking at purely dealing with affordable housing.
- It may be a false assumption that Cheshire East needs more employment land: this should be tested first.
- Unconstrained development should have been the starting point for AECOM although even that would reflect the past policies of restraint.
- Relatively little growth planned for Knutsford, Wilmslow and Poynton.
- Confused process regarding housing projections and distribution.
- Option 2 would mean a 21% swing to the north with the suggestion that this is what the Inspector what anticipating.
- Option 3 is unconvincing as it is difficult to predict employment growth. Question whether it does represent the true unconstrained position as housing numbers for many settlements are similar to option 4, with the exception of Knutsford.

4. Does option 4 fully recognise the impacts of constraints within the Borough, consistent with the Plan's sustainable and economic led objectives?

- Some participants felt there was not enough information to answer this question.

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- Some views that social and demographic impact should be given more attention and other views that Green Belt protection should be top priority and environmental considerations had not been given enough weight.
- The presentation only references Green Belt and highways constraints but there was some agreement that provided the report takes all other factors into account then this was probably OK.
- For Key Service Centres, is there consideration of services needed such as schools and health centres?
- Has the study considered potential mitigation to constraints as well as the constraints themselves?
- Suggestion that constraints have been properly considered in the south but not in the north; claim that there are plenty of available school places in Crewe but none at all in the north.
- It would have been helpful to include a constraints map to aid understanding.
- The relationship between Green Belt, local employment and out-commuting has not been fully addressed.
- It is necessary to understand the sites that will be proposed to meet the numbers, and consider those site constraints to know whether it is appropriate.
- The Green Belt analysis was brought into question, there is inconsistency on infrastructure impact analysis and a pix'n'mix approach to infrastructure provision – therefore option 4 is based on flawed analysis.
- Whilst the right factors may have been looked at, it is not clear what weights have been given to those factors in determining the output figures under this option – lack of transparency.
- The constraints have been identified but have they been identified sufficiently?
- Concern that landscape character has been looked at retrospectively.
- Infrastructure such as schools and doctors has not been considered in enough detail.
- How far have the limits been pushed? The constrained view of the world looks very similar to the unconstrained view – question the extent to which the unconstrained position has been fully considered. Doesn't make any reference to Green Belt being constrained – has this been taken into account?

5. Option 5 allocates more growth to the north of the Borough than option 6 does; would this represent a more sustainable option than that proposed in option 6?

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- Option 5 would be more sustainable than option 6 but there is still an issue with the north-south distribution of development.
- Option 5 appears to be logical but there is no information on option 6 on which to comment; more information needed on the considerations leading to option 6; the steps leading to option 6 are not clear; not clear how AECOM got from option 5 to option 6.
- The distribution for Handforth now combines Handforth and the new village but originally they were presented separately; why the change?
- The Green Belt should be taken as a last resort.
- Some views that don't accept either option but option 5 is better than option 6 on the basis that it fits better with the settlement hierarchy and allocates more development to the larger settlements and less to the rural areas.
- The uplift is good but not high enough.
- A policy-off position needs to be the starting point, for other options to emerge from.
- View that although option 5 is better than option 6, it is a mistake to consider Cheshire East as a single Housing Market Area and directs too much development to Crewe on the assumption that HS2 will happen.
- Option 6 hasn't been tested in the same way as the others, e.g. no mention of infrastructure in Macclesfield and no mention of a link road.
- The percentage uplift in the northern towns is not really explained and the impacts on neighbouring authorities should be considered.
- Saying that Green Belt in the north of Cheshire is a constraint is not enough to stop development.
- Option 5 better reflects the need to direct more development to Knutsford, Poynton and Wilmslow; should be more development in the north of Borough as it is likely that it will be more deliverable.
- Only 1% difference in growth between the options – option 5 is slightly more sustainable but doesn't go far enough.

6. Do you agree that option 6 is the most appropriate option? Does it further address the Inspector's concerns expressed in his interim views in:

- **Paragraph 74, regarding infrastructure constraints in Crewe and development being limited in Macclesfield by Green Belt and infrastructure constraints?**
- **Paragraph 76, regarding the provision of an appropriate amount of development to take place in the Green Belt settlements such as Poynton, Knutsford and Wilmslow, whilst also promoting sustainable patterns of development?**

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- No, because in some parts of the Borough the housing figures match what is already proposed / committed so it would appear that these areas are now 'closed for business' and it is not clear how the Site Allocations and Development Policies document would address the Inspector's comments in his interim report.
- Need to look at sustainable development looking at individual needs of each settlement.
- Need to properly account for Infrastructure concerns and environmental capacity.
- Some suggestions that a 7% increase in the north is not sufficient and some settlement's housing needs are greater than those presented in option 6.
- No, change from 23% to 25% of development to be provided in the north does not address the Inspector's concerns.
- The spatial distribution includes the North Cheshire Growth Village and some thought that it should include a contingency option to say what would happen to that growth if that site were not to continue through the examination process.
- The Plan should be looking to resolving infrastructure constraints in Crewe now so it can fully realise its potential if HS2 is confirmed.
- Some view that option 2 should be the starting point; option 5 is appropriate in principle but the uplift should be higher.
- Alternate view that there should be a specific scenario to address the issue of affordability.
- Not an appropriate option because PG 6 is not the appropriate starting point; difficult to see how the numbers have been derived for each settlement under the various options.
- Green Belt issues have not been properly incorporated.
- Concerns over Crewe's infrastructure constraints.
- Sustainability concerns over North Cheshire Growth Village as the proposed access takes people out of Cheshire East so it is difficult to meet people's work and other needs in Cheshire East as it is so close to Manchester.
- Crewe is self-contained and therefore sustainable but its housing allocation is mostly in villages to the south.
- In the submitted Plan, Macclesfield would take 12% growth but under option 6 it has taken 10% growth – taking into account the Inspector's comments on spatial distribution it would be expected that Macclesfield would increase in proportional terms.

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- Option 6 may be more amenable to the Inspector finding the Plan sound; it is the option of least resistance but that does not mean that it is correct.

7. Do you have any comments with regard to the revisions to the LPS suggested in light of the additional evidence?

- This event has very limited value due to the timescales and information provided.
- What is the link between the Local Plan Strategy and the Site Allocations and Development Policies DPD and the timescale for releasing new proposed sites to meet the uplifted housing numbers?
- Doubts that this work will address the Inspector's Interim Views and the Council should withdraw the Plan to fully analyse the content of the additional information; need to review the Plan from the start.
- Suggestion that the revisions amount to a different Plan.
- Alderley Park is not really part of the rural area and there needs to be a root and branch appraisal of needs and opportunities in relation to growth in the Green Belt context; question the validity of the Alderley Park site.
- View that the employment land figure is based on historic data and we don't now need so much employment land given increases in home working.
- Doubts that 36,000 houses can actually be delivered.
- Question mark over the aspirations for Crewe.
- The Inspector queried whether the numbers for Shavington should be included with Crewe but it appears that this is still the case.
- Suggestion that the development opportunities identified in the urban potential and edge of settlement work underestimated the opportunities and the Council should be more proactive in bringing these sites forward.
- There should be a windfall allowance and sites should be built at increased densities.
- The changes are large so how will these affect considerations of other policies such as the sustainable environment policy?
- The stakeholder workshop has only been asked about the work streams, not the appropriateness of the revisions.
- Lots of new evidence hasn't been a subject of any presentation or workshops.
- There seems to be a disconnect between the new evidence base and the changes being proposed, e.g. the Green Gap areas in Crewe aren't

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yet being proposed but we have to determine the growth that is going to Crewe.

After the table feedback the chairman summed up areas on common ground and then the presenter and council gave a response

Chairman: Thank you very much. As I said before there have been a number of technical issues raised on the application of the methodology we talked about at the main workshop and I give AECOM the opportunity to react to those in a moment. Also I will ask Adrian to pick up the issues of the position of the joining authorities which we rehearsed earlier today and HS2 subject. The title of this session is called "reaching consensus". And from what I've heard on the feedback there's actually quite a fundamental challenge to PG6 as a starting point. And perhaps the consultants need to be clear about the scrutiny that PG6 strategy received as part of their study. That challenge to PG6 as the starting point is particularly relevant given the limited scale of the new development that has been moved to the North both in terms of absolute numbers and proportions but there's an actual challenge if this would give any difference given the practicalities of the scale and nature of commuting going on in that area. Better understanding is clearly needed on how option 6 is derived and applied. And how the role and the nature of settlement profiles were actually used within the work. I think this is as far as I can go on the consensus of bullet points. Any comments about the points that I have just raised?

David Carlisle: I think it just needs clarifying that whilst PG6 is the starting point, it wasn't from day one. I didn't say right, we're going to start from PG6: there was a process that followed prior to coming to that conclusion that PG6 was broadly justified - not completely justified. As you can see on the tables, you have got a flow chart that shows the overall approach in terms of how we derived some of the options, and also on the flip side of that just to give you the reference; it's on page 24 and 25, you have kind of a general approach in methodology at the high level on page 24. And then page 25 we talk about the different factors and how they have been built in in terms of the influential factors and constraining factors. It's important to say that even before we started our work, there was a rigorous look at all of the key factors and different pieces of evidence that fed into those points. And also even before the submitted Local Plan, there were various stages of consultation and other sustainability appraisals that tested the previous several options and it's also important to say that the settlement hierarchy was broadly accepted by the Inspector and if you take that as a kind of a starting point, the Principal Towns where you are going to see most of the growth and the Key Service Centres where you're going to see a lot of growth and the Local Service Centres a little bit less so, that kind of base line position. But like I said we did look at all those individual factors individually across the different settlement hierarchy in order to pull out some key findings and yes, we had to make some professional judgements to synthesise all those individual elements into what we thought would be a realistic and deliverable development options. So PG6 isn't necessarily the starting point, what we are saying here is the plan makers prior to asking us to come on board, looked at the evidence in front of them and came up with PG6 as submitted. So in terms of starting point, it's not PG6 is the starting point, it is based on the submitted local plan numbers where broadly PG6 is ok, now we've got to deliver additional 7000 units and additional 27 hectares,

Local Plan Stakeholder Engagement 'Common Ground' workshop.
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we don't think the settlement hierarchy and the factors that we've assessed mean we should suddenly drastically reduce numbers on the PG6 as submitted and redistribute wholesale to other settlements. We are essentially saying that based on proposing and pulled factors in terms of additional evidence, please flick the page, the evidence there said "in terms of opportunities, things like the settlement hierarchy, the settlement profiles, land capacity, development opportunities, they kind of fleshed out some kind of opportunities but any option we had to put forward has to be in the same context of infrastructure capacity, policy constraints, physical constraints, deliverability and viability. So yes the PG6 is a kind of starting point.

Chairman: Thanks for that. So in straight forward and brief terms you scrutinised and reviewed PG6 but found no significantly better spatial distribution that would work and that's why it was used. It was justified and endorsed as the starting point of the process. Is that a fair summary?

David Carlisle: So when we are talking about a new distribution in terms of housing numbers and employment space, we think that PG6 is broadly justified. We think more growth could have gone in the North based on the old submitted figures. The fact that we have to find an additional 7,000 units and an additional 27 hectares means that we are not going to be looking at reducing any numbers that were put forward under PG6. So based on the factors that we have assessed, we pretty much say that PG6 was broadly in the right ball park.

Chair: We are going to stick with your views that PG6 was broadly in the right ball park. Adrian, so implications of HS2, and position of adjoining authorities.

Adrian Fisher: Ok, thank you. In terms of HS2 we need to remind ourselves that the submitted plan does not take account of HS2. It paves the way for it, if you like, in that it does have a focus on Crewe and regeneration of Crewe. That's based on the characteristics of the town at present and the opportunities within the town and the connectivity of the town as it now stands. HS2, and we are still awaiting the formal announcement, that is a separate issue and not something for this plan.

In terms of adjacent authorities, to reiterate, none of our neighbours are in a position that they can accommodate growth that is generated from within Cheshire East. So therefore any distribution that perhaps implied that we could have 2000 homes somewhere else, that is not a distribution that we can work towards. So we have to, whatever we consider is the right housing requirement, that needs to be distributed within Cheshire East. So those are the parameters to which we must work.

Turning to our next steps, as I said, we will be taking a transcript of proceedings today. Then once that is on the website, in a couple of weeks time, we will send participants an email. We will provide an opportunity for any corrections or comments as to accuracy or whether we have missed anything, the thrust of the debate at all, and then as normal we will be alerting the inspector to that final transcript and also copies of the presentations and other materials circulated. So that will all feed into the inspectors consideration, when he comes back to reopen the examination.

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Chairman: Thanks Adrian. I hope the workshop has been useful to you and the Council as we go forward. Responding to the Inspector, reopening the hearings, and taking things ahead effectively. I'd like to thank you for attending and participating. The slides will be posted on the website. Watch the notice of the summary of proceeding and do feedback on any accuracy or omissions. I wish you well for the remainder of the plan process and the rest of the day.

Local Plan Stakeholder Engagement 'Common Ground' workshop.
 Tuesday 4th Aug 2015. Town Hall Assembly Rooms, Macclesfield.

Appendix 1: Participants

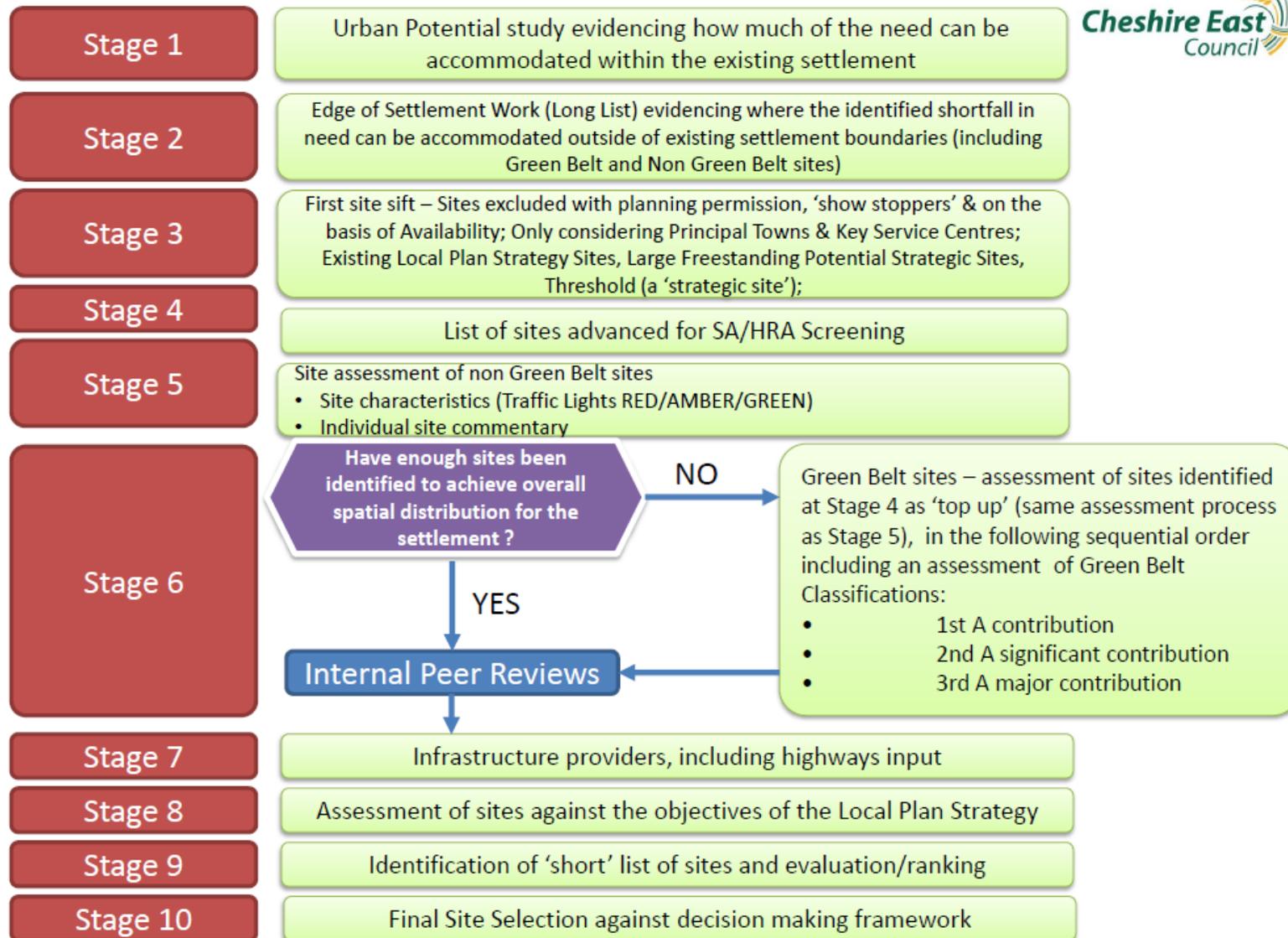
Name	Organisation
Ashall, Jay	Jay Ashall Partnership
Bagguley, Roger	Residents of Wilmslow
Barton, Richard	How Planning
Brooks, Henry	Tatton Estates
Brown, Martin	Sutton Parish Plan Steering Group
Burns, Lillian	CPRE and the North West Transport Roundtable
Chaplin, Brian	South Knutsford Residents Group
Cooper, Hazel	Homes and Communities Agency
Cove, Justin	Nexus Planning Ltd
Cronk, Paul	JB Planning Associates
Davidson, Bill	P4 Planning Ltd
Dennis, Rebecca	Pegasus Group
Fitzgerald, Kate	Gladman Developments
Galleymore, Adam	Redrow Homes
Gilbert, Michael	Peter Brett Associates
Golding, Manuel	Residents of Wilmslow
Goodman, Paul	Paul Goodman Associates
Greenwood, Martin	Bower Edleston Architects
Handley, Prof John	Transition Wilmslow
Harris, Stephen	Emery Planning
Hartley, Helen	Nexus Planning
Hawley, Simon	Harris Lamb Property Consultancy
Hill, Jean	Transition Wilmslow
Hoines, Cllr Kevin	Sutton Parish Council
Hough, Cllr Derek	Cheshire East Council - Alsager Ward Member
Kingsley, Michael	
Knight, John	Poynton Town Council
McBride, Sean	Persimmon Homes
McClellan, Kate	Taylor Wimpey Strategic Land
Mitchell, Alex	Barton Willmore
Murray, Paul	Redrow Homes
Musgrove, Cllr Christine	Prestbury Parish Council
Needham, Andrew	CPRE
O'Brien, Mike	WYG
Orr, Christian	HSL
Pass, Jackie	Residents of Wilmslow
Penfold, Nicole	Gladman Developments
Prescot, Lynne	Hands off Handforth Green Belt
Robinson, Colin	Nathaniel Lichfield & Partners
Rowe, Peter	Turley Associates
Russell, Joanne	Barton Willmore
Scott, Adam	
Short, David	Emerson Group
Shuttleworth, James	Manchester City Council
Smith, Keith	Macclesfield Civic Society

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Thompson, Cllr Brian	Sutton Parish Council
Tolver, Brian	Hands off Handforth Green Belt
Webster, Paul	Knutsford Conservation and Heritage Group
Williams, Keith	
Williams, Paul	Mosaic Town Planning
Wisher, Darren	Regeneris
Wood, Richard	Stockport Metropolitan Borough Council
Wozencroft, Sarah	Seddon Homes
Wynn, Charlotte	NJL Consulting
Yates, Peter	



Key stages in the site selection process



Appendix 7 – List and Settlement maps showing an indication of sites under consideration by the Council

Cheshire East Local Plan Strategy: Potential Additional Strategic Sites and Safeguarded Land – September 2015

Settlement	Ref No	Address
Crewe	SUB2043	Broughton Road (part)
	SUB3092	Sydney Road (part)
Macclesfield	SUB 2357	Gaw End Lane/Lyme Green (part)
	SUB 2177	South West Macclesfield Development Area (part)
	SUB 2405	Land between Chelford Road and Whirley Road
	SUB 2177	Gawsworth Road to Pexhill Road
Alsager	SUB 1870	Radway Green North
Congleton	SUB 3159	Tall Ash Farm
Knutsford	SUB 2530	North West Knutsford Extension (A and B)
	SUB 2530	Land between Manchester Road and Tabley Road (part)
	SUB 2623	Land East of Manchester Road (part)
	SUB 3455	Land south of Longridge (part)
	SUB 1598	Land adjacent to Booths Hall (part)
Middlewich	SUB 2134	Land to the west of Warmingham Lane (phase II)
	SUB 3153	Land off Sutton Lane
Poynton	SUB 2821	Land north of Hazelbadge Road (part)
	SUB 2629	Land at Sprink Farm
	SUB 2866	Land south of Chester Road
	SUB 2821	Land west of Poynton (part)
	SUB 2433	Woodford Aerodrome
Wilmslow	SUB 2846	Little Stanneylands
	SUB 2517	Heathfield Farm, Dean Row
	SUB 2595 & 429	Land west of Upcast Lane
Stand alone sites	SUB 3425	Cheshire Gateway

N.B - The sites listed above and shown on the accompanying maps are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. This list and maps are provided to the Inspector for information purposes only.

**Cheshire East Local Plan Strategy
Potential Additional Strategic Sites
and Safeguarded Land
September 2015
Crewe**

**Sub 2043 Broughton
Road (part)**



**Sub 3092 Sydney
Road (part)**

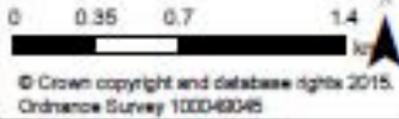


Housing

H - Housing

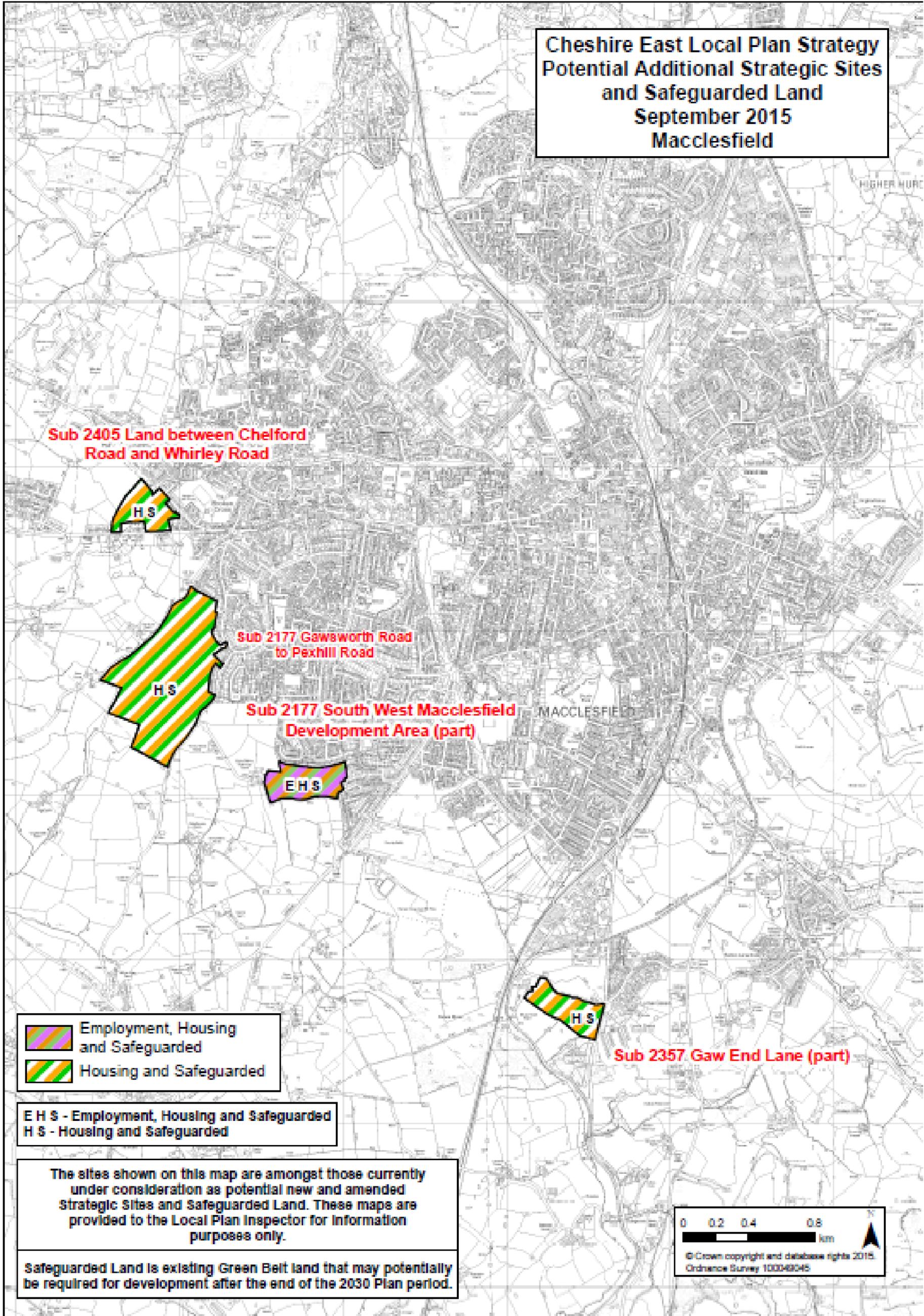
The sites shown on this map are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. These maps are provided to the Local Plan Inspector for information purposes only.

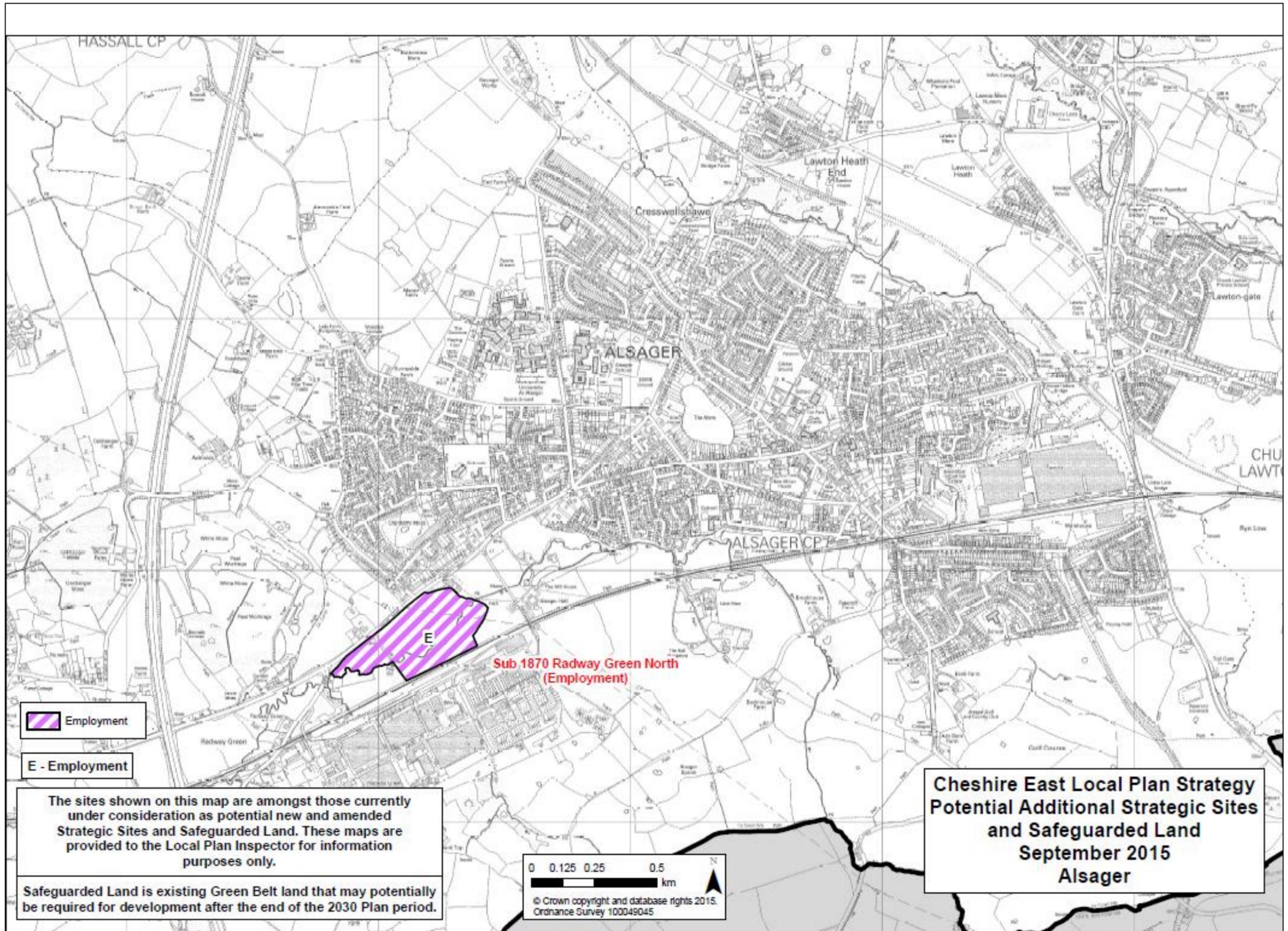
Safeguarded Land is existing Green Belt land that may potentially be required for development after the end of the 2030 Plan period.



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**Cheshire East Local Plan Strategy
Potential Additional Strategic Sites
and Safeguarded Land
September 2015
Macclesfield**



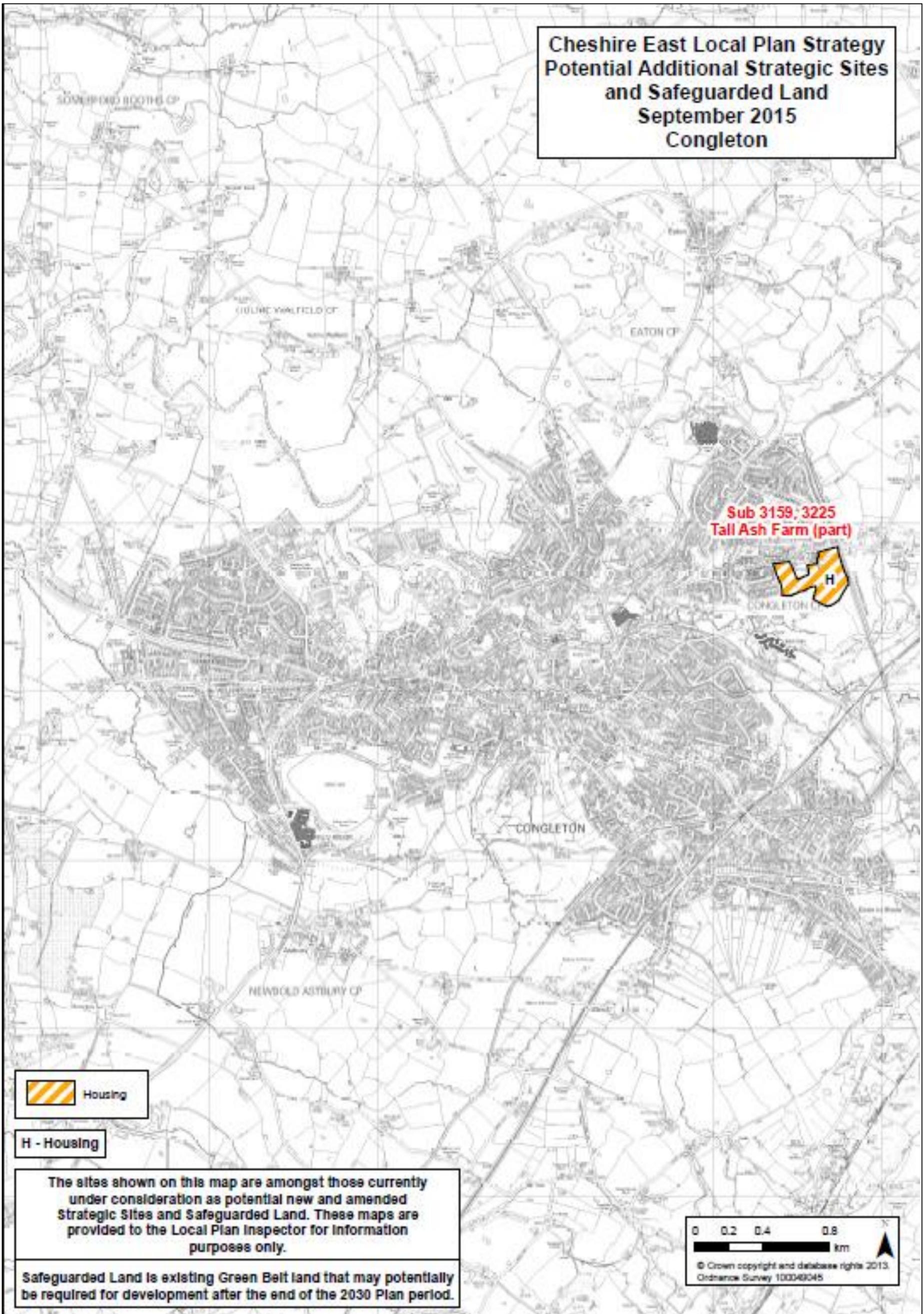


The sites shown on this map are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. These maps are provided to the Local Plan Inspector for information purposes only.

Safeguarded Land is existing Green Belt land that may potentially be required for development after the end of the 2030 Plan period.

**Cheshire East Local Plan Strategy
Potential Additional Strategic Sites
and Safeguarded Land
September 2015
Alsager**

**Cheshire East Local Plan Strategy
Potential Additional Strategic Sites
and Safeguarded Land
September 2015
Congleton**



**Sub 3159, 3225
Tall Ash Farm (part)**

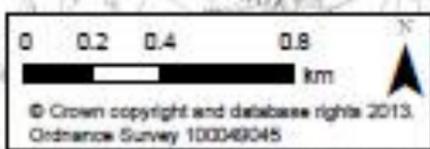


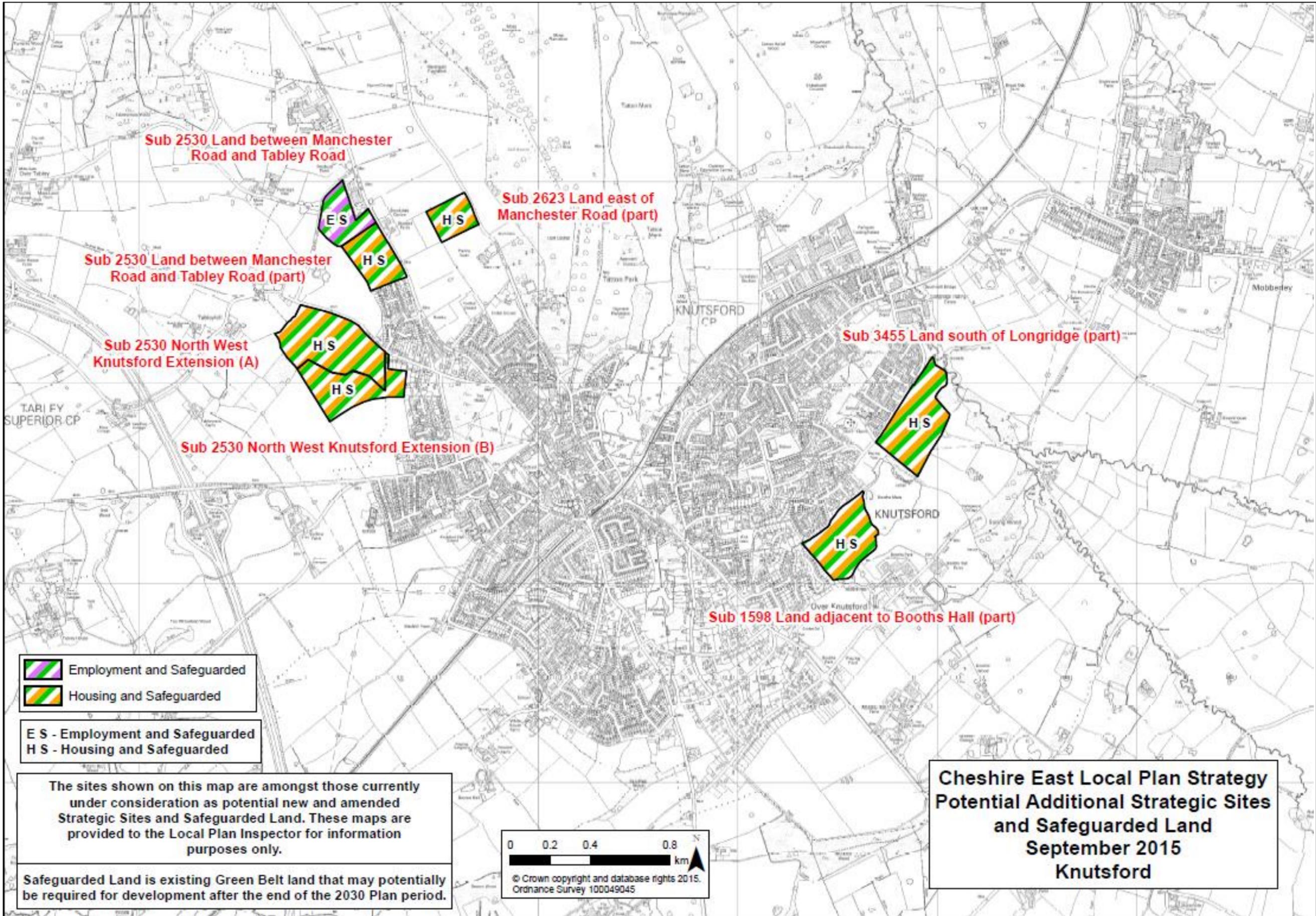
 Housing

H - Housing

The sites shown on this map are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. These maps are provided to the Local Plan Inspector for information purposes only.

Safeguarded Land is existing Green Belt land that may potentially be required for development after the end of the 2030 Plan period.





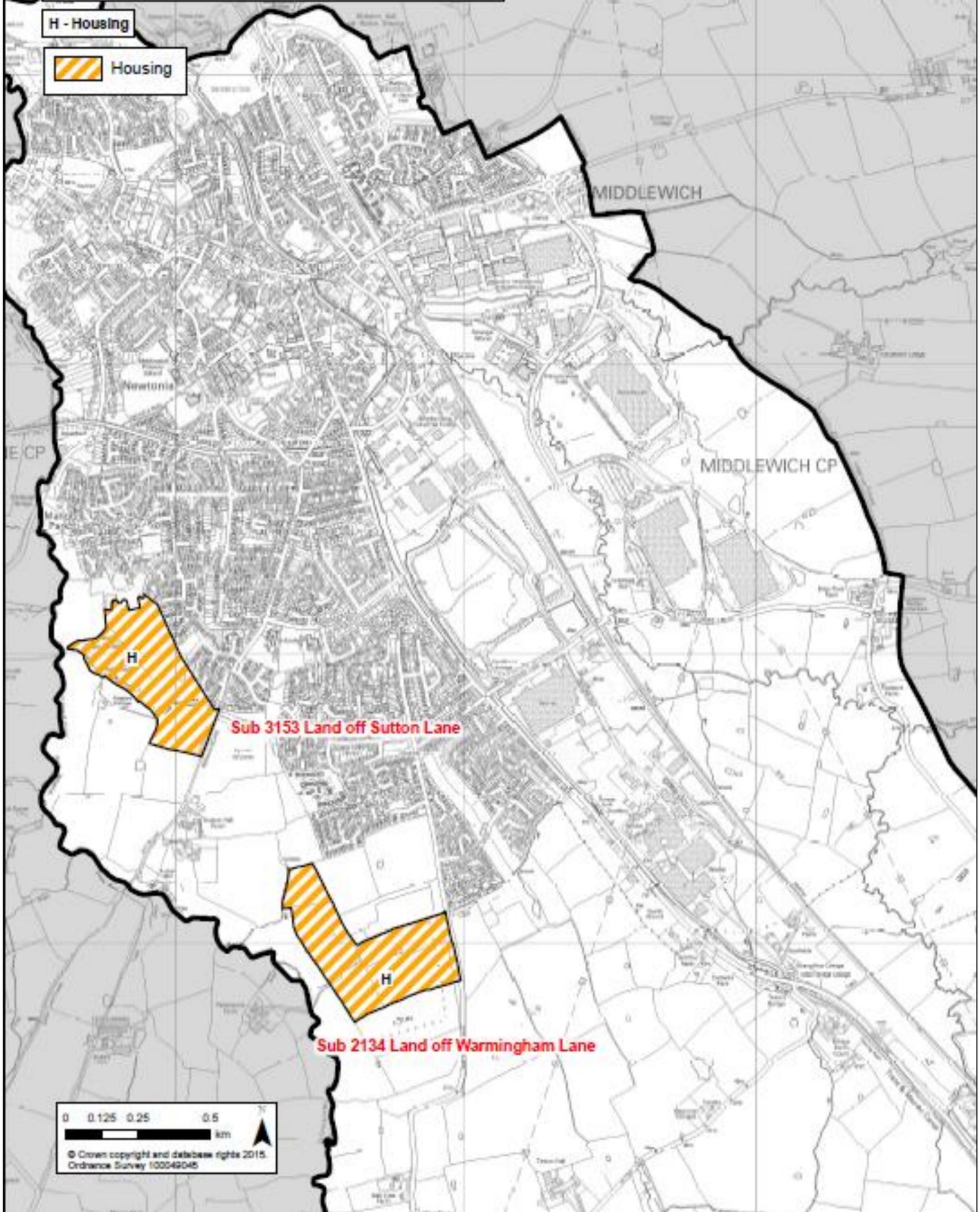
The sites shown on this map are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. These maps are provided to the Local Plan Inspector for information purposes only.

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Cheshire East Local Plan Strategy Potential Additional Strategic Sites and Safeguarded Land September 2015 Middlewich

H - Housing

 Housing

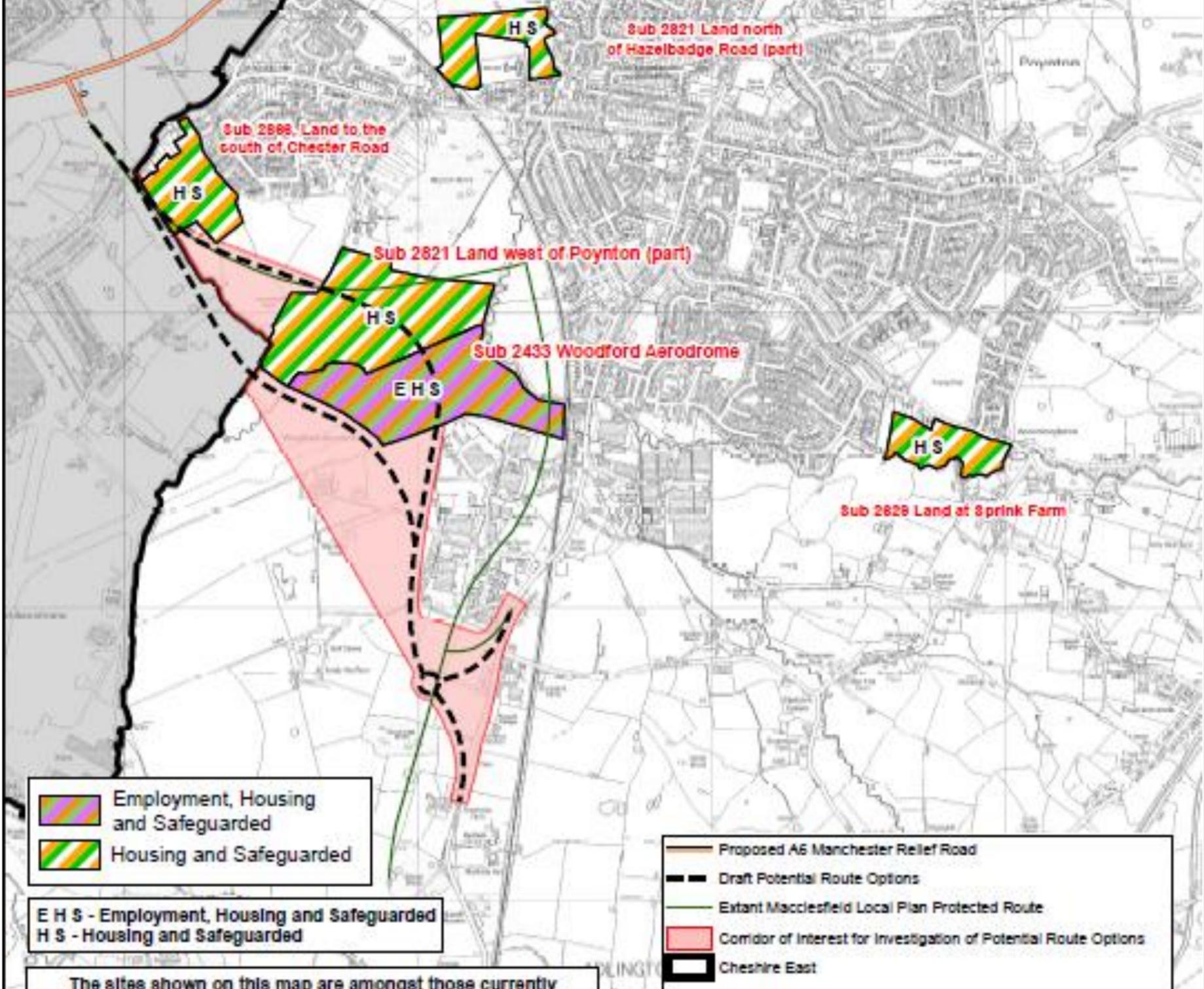


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km
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**Cheshire East Local Plan Strategy
Potential Additional Strategic Sites
and Safeguarded Land
September 2015
Poynton**

**STOCKPORT
METROPOLITAN
BOROUGH**

POYNTON WITH WURFLEY



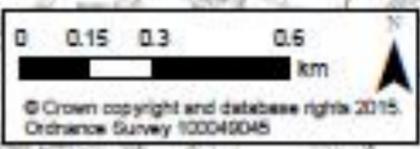
 Employment, Housing and Safeguarded
 Housing and Safeguarded

E H S - Employment, Housing and Safeguarded
 H S - Housing and Safeguarded

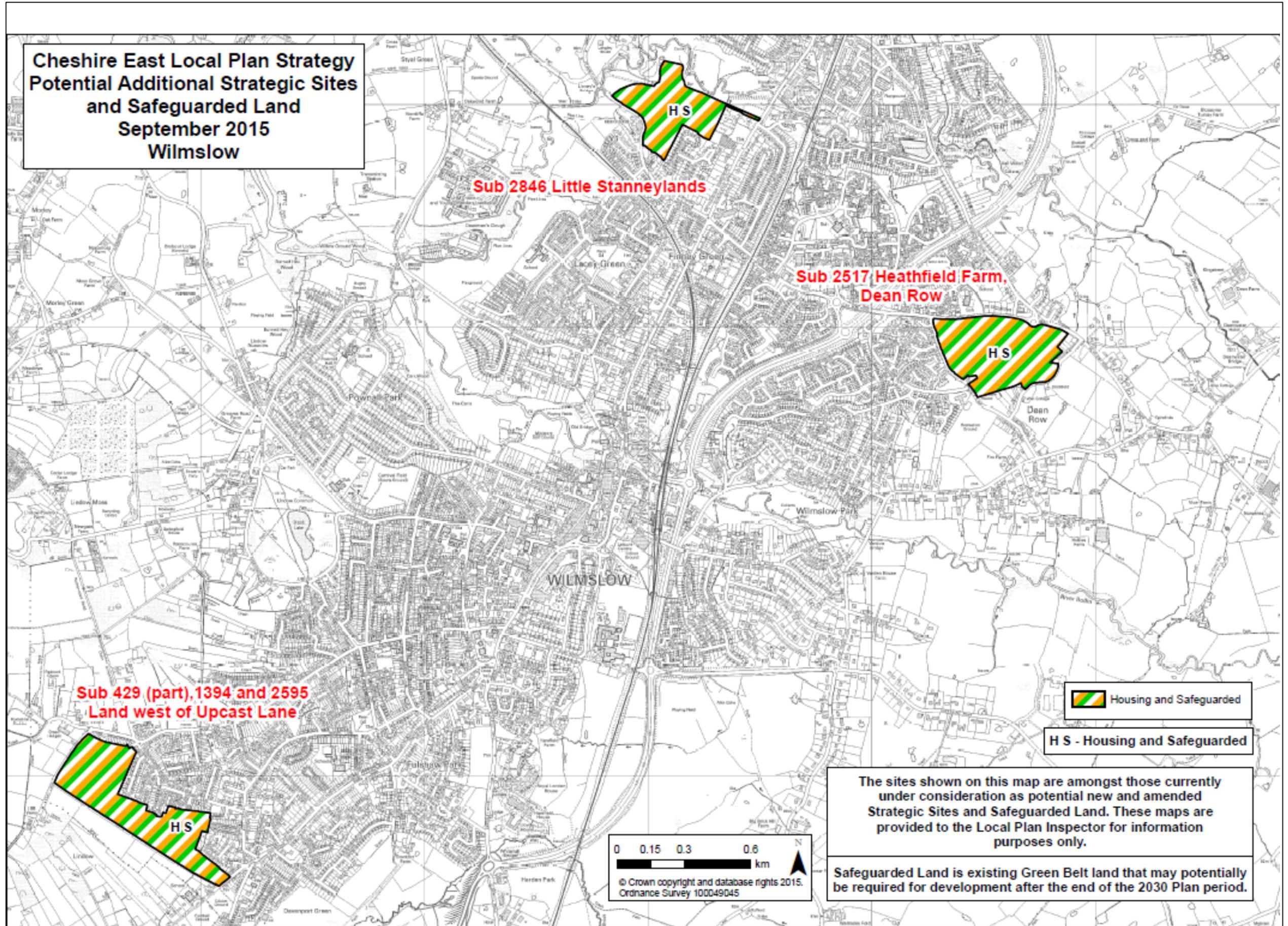
 Proposed A6 Manchester Relief Road
 Draft Potential Route Options
 Extant Macclesfield Local Plan Protected Route
 Corridor of Interest for Investigation of Potential Route Options
 Cheshire East

The sites shown on this map are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. These maps are provided to the Local Plan Inspector for information purposes only.

Safeguarded Land is existing Green Belt land that may potentially be required for development after the end of the 2030 Plan period.



**Cheshire East Local Plan Strategy
Potential Additional Strategic Sites
and Safeguarded Land
September 2015
Wilmslow**



Sub 2846 Little Stanneylands

**Sub 2517 Heathfield Farm,
Dean Row**

**Sub 429 (part), 1394 and 2595
Land west of Upcast Lane**

 Housing and Safeguarded

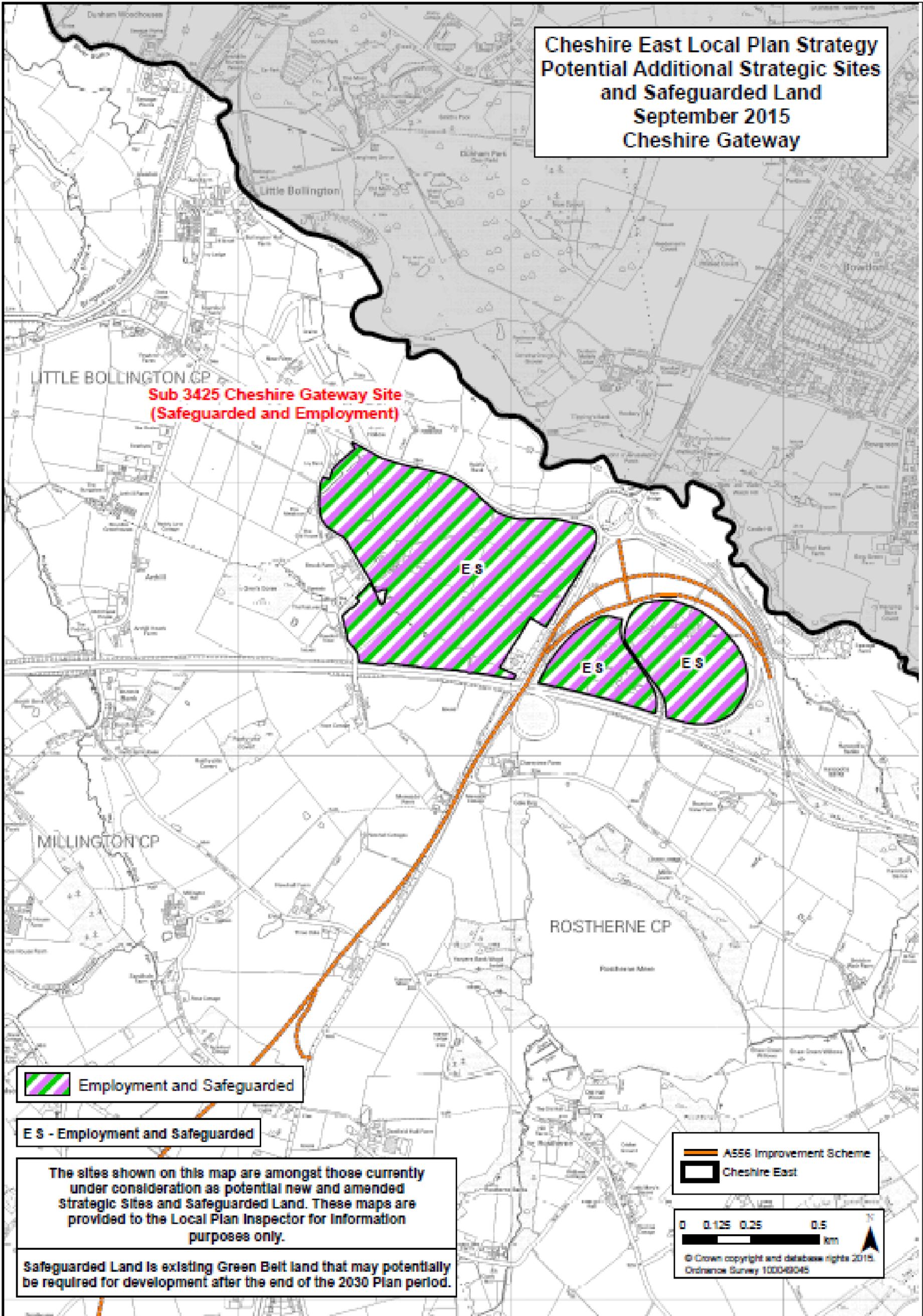
HS - Housing and Safeguarded

The sites shown on this map are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. These maps are provided to the Local Plan Inspector for information purposes only.

Safeguarded Land is existing Green Belt land that may potentially be required for development after the end of the 2030 Plan period.

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**Cheshire East Local Plan Strategy
Potential Additional Strategic Sites
and Safeguarded Land
September 2015
Cheshire Gateway**



**Sub 3425 Cheshire Gateway Site
(Safeguarded and Employment)**

 Employment and Safeguarded

ES - Employment and Safeguarded

The sites shown on this map are amongst those currently under consideration as potential new and amended Strategic Sites and Safeguarded Land. These maps are provided to the Local Plan Inspector for information purposes only.

Safeguarded Land is existing Green Belt land that may potentially be required for development after the end of the 2030 Plan period.

 A556 Improvement Scheme
 Cheshire East

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