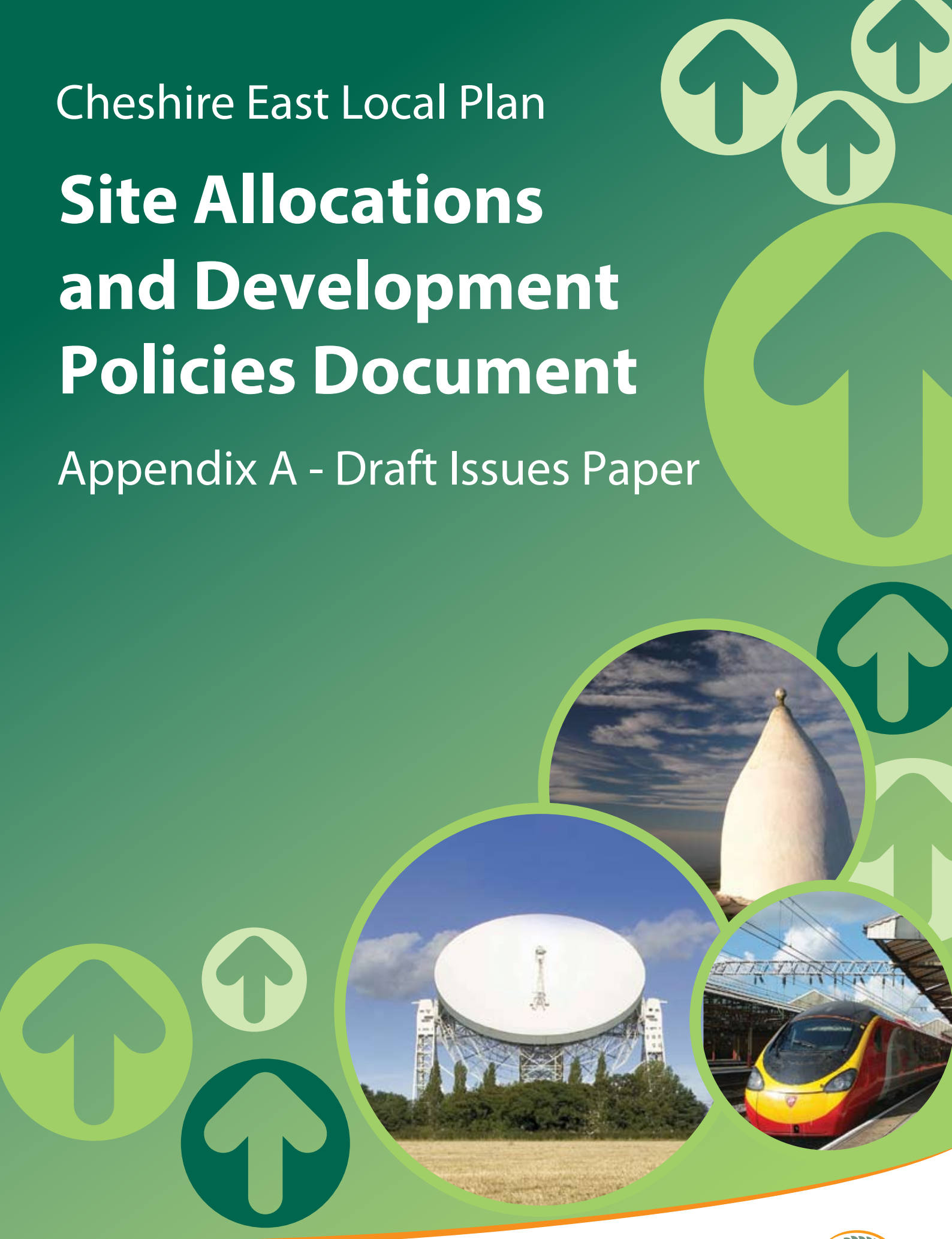


Cheshire East Local Plan

Site Allocations and Development Policies Document

Appendix A - Draft Issues Paper





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1 Introduction and Purpose

1.1 The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan - the Local Plan Strategy (LPS) has reached the Main Modifications stage in its examination process. This Site Allocations and Development Policies Document (SADPD) will form the second part of the Council's Local Plan and the publication of this Issues Paper is the first opportunity for you to tell us what you think it should contain and the direction its policies should take. There will be further opportunities for you to help shape the Plan's policies and proposals as it is developed.

1.2 This Issues Paper identifies a range of matters that the SADPD is likely to address. There are opportunities throughout the Issues Paper for you to highlight anything else that you think the SADPD should cover.

1.3 Overall, the SADPD will:

1. allocate additional sites for development. These will generally be 'non-strategic' sites - which means sites of less than 150 homes or 5 hectares in size. The additional allocations will ensure that the overall development requirements for the Borough set out in the Local Plan Strategy are met. These allocations will be for housing, employment, retail and leisure and other types of development.
2. set out more detailed policies to guide planning application decisions in the Borough. Policy boundaries will be reviewed or established around towns and villages to guide the location of new development at a local level, and around town centres to support investment in them. Land that needs particular protection will be designated, for example, because of its significance to biodiversity or the historic environment.

1.4 The SADPD will not include minerals and waste policies or make site allocations for these uses. These will be addressed through a separate Minerals and Waste Development Plan Document - see paragraph 1.7 below.

1.5 Upon adoption, the SADPD will form part of the statutory development plan. The policies of the development plan are important because they are legally the starting point for deciding planning applications. National planning policy says that planning application decisions should be plan-led.

1.6 Together, the LPS and SADPD will replace the Macclesfield Borough Local Plan, the Congleton Borough Local Plan and the Borough of Crewe and Nantwich Local Plan.

Local Plan in Cheshire East

1.7 In Cheshire East, the Local Plan will be made up of three documents:

- The Local Plan Strategy (LPS). This sets out the vision and overall planning strategy for the Borough. It includes strategic policies and allocates 'strategic sites' for development for the period up to 2030. For further information about the LPS, please see the [LPS examination library](#) ⁽¹⁾

1 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>



- The Site Allocations and Development Policies Document. This Issues Paper is the first opportunity to feed back your views to the Council about it.
- The Minerals and Waste Development Plan Document. This will set out planning policies for minerals and waste, including the identification of specific sites for these uses. Initial consultation on this Plan will take place later this year alongside a related 'call for sites'.

1.8 These documents will be accompanied by a 'policies map' showing where particular policies will apply.

1.9 Many local communities across the Borough are also preparing Neighbourhood Plans. These provide an opportunity for local people to put in place planning policies to guide new development, in a way that reflects local circumstances, including locally identified priorities. The Council will continue to work closely with Town and Parish Councils and the steering groups preparing Neighbourhood Plans. This will include providing advice about the relationship between emerging Neighbourhood Plans and the emerging Local Plan, taking account of national planning policy.

Seeking Your Feedback

1.10 The consultation on the SADPD Issues Paper will run for six weeks - from XXXXXXXX to 5pm on XXXXXXXX.

1.11 At the same time, the Council is also undertaking a 'call for sites' (except for minerals and waste uses which will be the subject of a separate 'call for sites' later this year) and consulting on a Draft Sustainability Appraisal Scoping Report. These will inform the preparation of the SADPD.

Call For Sites

1.12 Local residents, landowners, developers and other parties are also being invited to put forward sites to the Council that they consider are suitable and available for future development in the Borough - for housing, commercial, employment or other development (excluding minerals and waste uses). This information will be used by the Council to update its land availability assessments and inform any further land allocations in the SADPD. It will also inform the Council's new Brownfield Register and Small Sites Register (see the Glossary for an explanation of what these are).

1.13 The Council wishes to prepare its land availability assessments afresh to ensure that the information within them is as up-to-date and reliable as possible. We are therefore asking landowners and developers to submit sites to us that they consider to be suitable and available for development even if they have submitted this information to us in the past. The Council currently holds a lot of information about sites that cannot be automatically relied on because it is incomplete or was received some time ago.

1.14 The submission of a site does not automatically mean that it will be allocated in the SADPD or identified in one of the two new Registers.



1.15 Further information about how to submit details of a site is available [here](#) ⁽²⁾

Sustainability Appraisal

1.16 The Council must carry out an appraisal of the sustainability of the policies and proposals in the SADPD. This will help the Council to demonstrate how the SADPD will contribute to the achievement of sustainable development. The first stage involves the preparation of a Scoping Report. This identifies the scope and level of detailed information to be covered in the Sustainability Appraisal report. It includes relevant environmental, economic and social issues against which potential policies and proposals can be tested.

1.17 A key aim of this scoping stage is to help ensure the Sustainability Appraisal is proportionate and relevant to the plan that is being assessed. The Council are therefore also inviting views on its Draft Sustainability Appraisal Scoping Report.

1.18 Further information about how to respond to this document is available [here](#) ⁽³⁾

How to Respond

Viewing the consultation documents

1.19 You can view the SADPD Issues Paper :

- online at www.cheshireeast.gov.uk/localplan;
- at all libraries across the Borough; and
- at the Council's offices/Customer Service Centres:
 - Sandbach - Westfields, Middlewich Road, CW11 1HZ
 - Crewe - the Planning Helpdesk, Municipal Buildings, Earle Street, Crewe, CW1 2BJ
 - Macclesfield - Town Hall, Market Place, SK10 1EA

Making Comments

1.20 We would encourage you to respond online if you can at www.cheshireeast.gov.uk/localplan. You can also pick up a paper comments form from your local library and post it to the Council's Spatial Planning Team, Cheshire East Council, c/o Earle Street, Crewe, CW1 2BJ.

1.21 Unfortunately we cannot accept anonymous comments.

1.22 If you have any questions about the Issues Paper, the Call for Sites or the draft Sustainability Appraisal Scoping Report or how to respond to these, please get in touch with the Spatial Planning Team. We are here to help you.

- E-mail: localplan@cheshireeast.gov.uk
- Telephone: 01270 685893

² www.cheshireeast.gov.uk/localplan
³ www.cheshireeast.gov.uk/localplan



Next Steps

1.23 The stages in developing the SADPD and their indicative timing are listed below.

Stage	Indicative Timeframe
Plan Preparation (Regulation 18)	Ongoing - starting with the SADPD Issues Paper
Pre-Publication Draft	4th Quarter 2017
Publication Version	1st Quarter 2018
Submission of the Plan to the Secretary of State for examination	2nd Quarter 2018
Independent Examination	2nd Quarter 2018
Inspector's Report	4th Quarter 2018
SADPD Adoption	4th Quarter 2018

Table 1.1 SADPD Indicative Timeframe

Scope of SADPD Policies

Issue 1

The layout of the SADPD.

1.24 The SADPD will be consistent with the planned overall development targets established by the LPS.

1.25 This Issues Paper is laid out under topic-based chapters, such as 'Housing', 'Employment' and 'Transport and Infrastructure'. Anecdotal feedback has suggested that this topic-based approach is more user friendly. We would like to know whether you agree, or whether you think the SADPD should follow the chapter headings in the LPS.

Question 1

How do you think that the SADPD should be laid out:

- Under topic-based chapters such as 'Housing', 'Employment' and 'Transport and Infrastructure', or
- Under chapter headings that reflect those in the Local Plan Strategy?

Feel free to highlight the benefits and disadvantages of each approach.



2 Plan Strategy

Issue 2

Determining whether further specific guidance is needed in the SADPD regarding Sustainable Development

2.1 Sustainable development is at the heart of plan-making. The economic, environmental and social roles of sustainable development should be reflected in the SADPD in line with national planning policy. The SADPD should also reflect the National Planning Policy Framework's presumption in favour of sustainable development by positively seeking opportunities to meet the development needs of the area.

2.2 The LPS includes Policies MP1 (Presumption in Favour of Sustainable Development), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles). The Council think that there is probably sufficient dedicated policy coverage in the LPS that specifically draws together and sets out the various aspects of sustainable development. Bearing in mind that the Local Plan should be read as a whole, the SADPD could now focus on reflecting particular aspects of sustainable development in its thematic policies.

Question 2

Do you agree with this approach or do you think that further guidance is required in the SADPD specifically regarding sustainable development? If you think further guidance is required, please explain what that should be?

Settlement Hierarchy and Spatial Distribution

Issue 3

Meeting the development requirements identified for Local Service Centres and Other Settlements and Rural Areas

2.3 The LPS establishes the overall development strategy for the Borough. Through LPS Policy PG1 the Council is proposing that 380ha of land is identified for employment development and that sufficient land is provided for at least 36,000 homes to be built between 2010 and 2030.

2.4 LPS Policy PG2 identifies the proposed settlement hierarchy comprising Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Areas.



2.5 The distribution of growth is set out on a strategic scale in LPS policy PG6, justified by evidence prepared by consultants AECOM on behalf of the Council entitled 'Spatial Distribution of Development Update Report - July 2015' (SDUR). It gives specific employment land and housing figures for each Principal Town and Key Service Centre and overall figures for Local Service Centres and for Other Settlements and Rural Areas. The distribution of growth to the individual Local Service Centres will be addressed in the SADPD. There are 13 of these - Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury. The SADPD will also need to address how the overall development requirements for 'Other Settlements and Rural Areas' will be met. Account will need to be taken of the level of development that has already been completed since 2010 and is already 'committed' (granted planning permission but not yet built).

Local Service Centres

2.6 The way that the overall development requirements for Local Service Centres (LSCs) are met will have to be justified through appropriate and proportionate evidence. Tables 2.1 and 2.2 below show, after completions and commitments, there remain 1125 homes and 3.56 hectares of employment land to be identified across the LSCs to meet the targets established in the LPS.

2.7 The SDUR, which justified the distribution of development in LPS Policy PG6, covered a wide range of factors in a lot of detail. We would welcome your views on the approach that should be taken towards the apportionment of the overall development targets for LSCs to individual settlements. In particular we would welcome your feedback about the factors or considerations that should guide this distribution and how they should be applied, recognising that any decision will involve planning judgement.

2.8 Here is an initial list of potential factors or considerations for you to think about, which draws from the findings of the SDUR:

- The level of development already completed since 2010, the start of the Plan period, and currently committed (proposed development that has planning permission but not yet built)
- Known additional development opportunities
- The socio-economic profile of settlements
- Infrastructure provision
- Planning policy constraints including Green Belt
- Physical constraints such as flood risk, landscape character and ecological resources
- Sustainable development and accessibility
- Delivery and viability
- The findings of Sustainability Appraisal/Habitats Regulations Assessment
- Consistency with the Vision and Strategic Priorities of the LPS



Level of development (homes)	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	Site Allocations	Total
3,500	568	2,056	1,125	3,749

Table 2.1 LSC Housing Requirement

Level of employment development	Take Up 01/04/10 - 31/03/13	Supply	Site Allocations	Total
7 hectares	0.09 hectares	3.35 hectares	3.56 hectares	7 hectares

Table 2.2 LSC Employment Requirement

Question 3a

What approach do you think should be taken towards the apportionment of the overall development requirement across Local Service Centres? In particular what factors or considerations should guide this distribution and how should they be applied?

Other Settlements and Rural Areas

2.9 The SADPD also has to provide further detail about how the development requirements for Other Settlements and Rural Areas will be met. Tables 2.3 and 2.4 below show, after completions and commitments, there remain 1,250 homes and 4 hectares of employment land to be provided for.

2.10 The villages that fall within this category are diverse in terms of their scale, the services and facilities they offer and their other characteristics. The Plan's overall strategy to generally direct development to the places where they support sustainable development could mean, as a starting point, that those villages which already offer a reasonable range of services should be the focus for additional growth. That said, it is expected that the scale of new development at any of these villages will be quite limited, reflecting their place in the settlement hierarchy.

2.11 A criteria based policy approach could be used to set out the type and scale of development that could be permitted, in principle, at particular villages. This could be linked to the level of existing services and facilities that the particular village offered. In addition, specific sites could be allocated through the SADPD and/or through Neighbourhood Plans.



Level of development (homes)	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	Proposed LPS Site	Site Allocations	Total
2,950	733	1,120	Alderley Park 275	1,250	3,378

Table 2.3 Other Settlements and Rural Areas Housing Requirement

Level of employment development	Take Up 01/04/10 - 31/03/13	Supply	Proposed LPS Sites	Site Allocations	Total
69 hectares	0.57 hectares	3.56 hectares	Wardle Employment Area - 61 hectares	4 hectares	69.13 hectares

Table 2.4 Other Settlements and Rural Areas Employment Requirement

Question 3b

What approach do you think should be taken towards meeting development requirements across Other Settlements and Rural Areas?

Question 3c

Are there any other issues related to meeting development needs across Local Service Centres and Other Settlements and the Rural Area that should be included in the SADPD?



Green Belt

Issue 4

Determining whether any further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the Green Belt (Handforth, Knutsford, Poynton and Wilmslow).

2.12 The LPS establishes the spatial distribution of housing and employment land requirements for each of the Principal Towns and Key Service Centres and proposes to make a number of alterations to the Green Belt boundary in order to allocate strategic sites. These strategic sites will contribute towards meeting the Borough's overall development requirements and the requirements for each identified settlement.

2.13 Where the LPS has not identified sufficient development opportunities to meet the full, identified development requirements, the SADPD will need to identify how it will be met. This could include allocating additional sites around these towns on land currently in the Green Belt, if this is justified by exceptional circumstances.

2.14 Where additional sites need to be allocated, they will be selected using a similar Site Selection Methodology that has been used to identify strategic site allocations in the LPS. Tables 2.5 and 2.6 below show the remaining development requirements for towns.

2.15 If it is established through the SADPD that exceptional circumstances do exist to justify further changes to the Green Belt boundary to accommodate development requirements around the northern towns, Green Belt site options will be considered in sequence, starting with those that make the least contribution to Green Belt purposes. This also reflects the approach taken to inform the selection of allocations in the Local Plan Strategy.

Town	Level of development	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	LPS Strategic Sites/Locations	SADPD	Total
Macclesfield	4,250	692	773	2,750	107	4,322
Handforth	2,200	70	323	1,750	15	2,158
Knutsford	950	33	45	925	0	1,003
Poynton	650	20	23	450	200	693
Wilmslow	900	97	305	525	26	953

Table 2.5 Housing requirements



Town	Level of employment development (ha)	Take Up 01/04/10 to 31/03/13 (ha)	Supply (ha)	LPS Strategic Sites (ha)	SADPD (ha)	Total (ha)
Macclesfield	20.00	0.16	3.01	15.00	1.83	20.00
Handforth	22.00	0.00	9.72	12.00	0.28	22.00
Knutsford	15.00	0.01	0.00	13.50	1.49	15.00
Poynton	10.00	0.00	0.30	9.92	0.00	10.22
Wilmslow	10.00	0.00	0.07	11.30	0.00	11.37

Table 2.6 Employment land requirements

Question 4

Do you agree with the approach set out for determining whether further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the North Cheshire Green Belt (Handforth, Knutsford, Poynton and Wilmslow)?

Issue 5

Determining whether adjustments to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury).

2.16 As noted earlier, the LPS sets out the total number of dwellings and the amount of employment land to be provided at the Local Service Centres as a whole but it does not apportion this to each individual village. Paragraphs 2.6 to 2.8 explain that this work will be carried out as part of the SADPD.

2.17 In order to meet any identified development requirements, the next steps would involve determining:

- what opportunities there are within each settlement (on land outside the Green Belt) to meet the remaining development requirements,
- whether there needs to be any reliance on Green Belt sites on the edge of these settlements to address any residual development requirements, and if there is,
- whether there are suitable and available sites within the Green Belt and whether exceptional circumstances exist to justify taking them out of the Green Belt.



This approach is consistent with the Site Selection Methodology that has been used to identify strategic site allocations in the LPS.

Question 5a

Do you agree with the approach set out for determining whether alterations to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury)?

2.18 In line with national planning policy, the LPS provides for land to be removed from the Green Belt to potentially meet longer-term development needs beyond 2030, the end of the current Local Plan period. LPS Policy PG4 explains how safeguarded land should be treated and lists the areas of land that are proposed to be removed from the Green Belt and safeguarded around Macclesfield and the Key Service Centres. It highlights the potential need to identify additional non-strategic areas of land to be safeguarded in the SADPD. The explanatory text to the policy sets out the Council's intention to designate 200ha of safeguarded land within the Local Plan as a whole. The LPS designates 187.4ha of this identified requirement. The remaining 12.6ha of safeguarded land is expected to be identified around the Local Service Centres in the north of the Borough through the SADPD.

Question 5b

What approach do you think should be taken towards apportioning the remaining requirement for safeguarded land?

Issue 6

Whether villages below the scale of Local Service Centres should be 'washed over' by the Green Belt or 'inset' in the Green Belt.

2.19 Paragraph 83 of the NPPF says that local planning authorities should establish Green Belt boundaries in their Local Plans that set the framework for Green Belt and settlement policy. It highlights that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan.

2.20 In addition, paragraph 86 of the NPPF requires councils to address, through their Local Plans, whether villages should be included in the Green Belt (also referred to as 'washed over' villages) or excluded from the Green Belt (also referred to as 'inset' villages). It indicates that villages should be included in the Green Belt where it is necessary to prevent development within the village, primarily because of the important contribution that the open character of the village makes to the openness of the Green Belt. Alternatively, in circumstances where other means can be used to protect the character of the village, such as Conservation Areas or normal development management policies, it advises that the village should be excluded from the Green Belt.



2.21 We intend to carry out a specific piece of work, a 'Cheshire East Green Belt Villages Study', to address this requirement in the NPPF. It would involve a number of steps:

- defining what constitutes a village for the purposes of implementing paragraph 86 of the NPPF;
- identifying a list of villages to be assessed;
- assessing each village against the test in paragraph 86 of the NPPF; and
- where it is concluded that a village should be excluded from the Green Belt, defining an inset boundary around it that follows its built-up limits and uses physical features that are readily recognisable and likely to be permanent.

2.22 If this work finds that a village currently included in the Green Belt should now be now excluded from it, we think this would automatically constitute the 'exceptional circumstances' required by paragraph 83 to alter the Green Belt boundary. We would welcome your views on whether you think this is a correct interpretation of paragraphs 86 and 83 of the NPPF.

Question 6a

(i) Do you agree with the proposed approach to determining whether villages should be 'inset' within or 'washed over' by the Green Belt?

(ii) Do you agree with our interpretation of NPPF paragraphs 86 and 83 in terms of meeting the 'exceptional circumstances' test for altering Green Belt boundaries to exclude a village from the Green Belt?

Question 6b

Are there any other Green Belt matters that need to be addressed in the SADPD?

Green Gaps

Issue 7

Strategic Green Gaps.

2.23 Strategic Priority 3 of the LPS highlights the importance of maintaining and enhancing the character and separate identities of the Borough's towns and villages.

2.24 LPS Policy PG4a establishes the principle and broad extent of the Strategic Green Gaps between Crewe and Nantwich, and between Crewe and its surrounding villages. The Policy aims to prevent development that may threaten the setting and separate identity of these settlements. It carries forward and refreshes Policy NE.4 of the Borough of Crewe and Nantwich Local Plan. The precise boundaries of the Strategic Green Gaps need to be identified



through the SADPD. It is suggested that detailed boundaries be drawn so that they follow identifiable, physical features on the ground that are likely to be permanent and also follow, as closely as possible, the extent of the hatched areas identified in Figure 8.3a that accompanies Policy PG4a in the LPS (subject to the amendment proposed through Main Modifications to the Strategic Green Gap to the east and south of Crewe, and between Crewe and Nantwich).

Question 7

Do you agree that this is an appropriate way forward for defining Strategic Green Gap boundaries and are there any other issues related to Strategic Green Gaps that should be considered?

Issue 8

The approach to identifying Local Green Gaps.

2.25 In addition to the Strategic Green Gaps around Crewe, the LPS recognises that there may be other gaps that require policy protection through a Local Green Gaps policy.

2.26 The aim of designating Local Green Gaps would be to protect the setting and separate identity of other settlements, avoiding the risk of coalescence by maintaining the undeveloped nature of land between them. The Council envisages, at this stage, that any Local Green Gaps would only be identified in areas falling outside of the Green Belt. Where Green Belt exists, national and local planning policy already seeks to prevent inappropriate development unless there are very special circumstances. It also places great importance on maintaining the openness of land within the Green Belt.

2.27 Candidate Local Green Gaps could be assessed in a similar way to Strategic Green Gaps, using the factors identified in the [New Green Belt and Strategic Open Gap Study](#) ⁽⁴⁾ published by the Council in September 2013 to inform the LPS.

Question 8

Do you agree that this is an appropriate way forward for identifying Local Green Gaps? Are there any other issues related to potential Local Green Gaps that should be considered?

4 Local Plan Strategy Examination Library Document Reference BE 011
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Issue 9

The role of Neighbourhood Plans in defining Local Green Gaps.

2.28 The Council continues to encourage and support local communities to make the most of the powers given to them to establish their own local planning policies through Neighbourhood Plans. We would therefore welcome your views on the role that Neighbourhood Plans could play in defining Local Green Gaps. For example, the Sandbach Neighbourhood Development Plan, which was brought into effect following a successful local referendum in March 2016, designates 'Areas of Separation' to maintain the open, generally undeveloped character of land between its distinct settlements of Sandbach, Elworth, Ettiley Heath, Wheelock and Sandbach Heath.

2.29 An option may be to leave the designation of Local Green Gaps to Neighbourhood Plans, where they can be justified in the light of appropriate local evidence. Under this approach, the Council could perhaps prepare a 'toolkit' for local groups to use to guide them through the steps they would need to take in establishing a robust evidence base to support such a policy. We would also be keen to hear whether any further policy should be included in the SADPD that would assist in supporting such policies.

Question 9

- a. What role should Neighbourhood Plans play in defining Local Green Gaps?
- b. Should Local Green Gaps-type policies be left to Parish and Town Councils to determine through Neighbourhood Plans, perhaps supported by a 'toolkit' prepared by Cheshire East Council?
- c. Should the SADPD include any further policy to support the identification of Local Green Gaps in Neighbourhood Plans? If so, what should it say?

Settlement Boundaries

Issue 10

Settlement boundaries

2.30 The LPS says that settlement boundaries will be reviewed and defined through the SADPD and Neighbourhood Plans. In the interim, settlement policy boundaries remain as set out in the three adopted district Local Plans. Policy PG5 of the LPS explains that the area that falls outside of settlement boundaries is defined as Open Countryside. This includes Green Belt land.



2.31 The SADPD will need to identify settlement boundaries around Principal Towns, Key Service Centres and Local Service Centres. In the case of towns bordered by the Green Belt we expect that settlement boundaries will follow the Green Belt boundary. We cannot, at this stage, think of any circumstances that would warrant a different approach. However, if you do not agree, please let us know and tell us why.

2.32 The Council will need to draw settlement boundaries in a transparent and robust way. It will be done by reference to a methodology incorporating a number of assessment criteria. These criteria could include:

- **Allocated sites** - Where sites are allocated for employment and housing development in the LPS, SADPD or made Neighbourhood Plan and adjoin the settlement, then these would generally be included in the settlement boundary.
- **Sites with planning permission** - Where sites have planning permission for employment and housing development and adjoin the settlement, then these would also, generally, be included in the settlement boundary.
- **Previously developed land on the edge of settlements** - Where previously developed land lies on the edge of a settlement, the decision as to whether it is included in the settlement boundary will depend on a range of factors. The Council suggests that the following factors will be relevant:
 - The relationship between the land and the physical form of the existing settlement, particularly the extent to which the land adjoins the existing settlement boundary and the extent to which the land is enclosed by the settlement boundary.
 - The functional relationship between the use that is taking place on the land and the existing settlement.
 - The density and extent of built development on the land.
 - The ability to create a new settlement boundary that follows a recognisable physical feature on the ground which is likely to be permanent.

2.33 The Council will also consider the need for settlement boundaries around smaller villages, below the level of LSCs. The current district Local Plans follow different approaches and clearly there now needs to be a consistent approach across the whole of Cheshire East.

2.34 We would be grateful for your views on whether the Council should identify settlement boundaries for these villages or, alternatively, whether any policies that would allow, in principle, for certain types of development could give a sufficiently clear steer about where such development would be acceptable in the absence of a settlement boundary. Descriptive phraseology such as 'within the built up limits of the village' or 'immediately adjacent to the built up limits of the village' could be used. Settlement boundaries for these villages could also be defined in Neighbourhood Plans if that was considered appropriate locally, and supported by appropriate evidence.

Question 10

Have we identified the key settlement boundary issues that the SADPD should address?

Please let us have your views on the issues we have raised.



Jodrell Bank

Issue 11

Jodrell Bank Observatory.

2.35 The Jodrell Bank Observatory is one of the earliest planned sites for radio-telescopes in the world and is home to the iconic Lovell Telescope (Grade I Listed Building) which is a prominent feature within the Cheshire East landscape.

2.36 It is a world class facility and should be afforded reasonable protection in recognition of its global importance to science.

2.37 The site makes an important contribution to the Borough's tourism economy and has to the potential to attract many more national and international visitors to the area.

2.38 LPS Policy SE 14 (Jodrell Bank) requires planning permission to be refused where a proposed development would impair the efficiency of the telescopes. Under the Town and Country Planning (Jodrell Bank Radio Telescope) Direction 1973, Manchester University is consulted regarding certain planning applications within a defined area around the Observatory.

2.39 The supporting text accompanying Policy SE14 of the LPS says that further policy and guidance will be provided through the SADPD. Any further guidance is expected to focus on ensuring that the efficiency of the telescopes is not impaired. This would involve close, collaborative working between the Council and Manchester University. Because the Consultation Zone defined around the Observatory falls within both Cheshire East and Cheshire West and Chester, it will also be important for the councils to work together in order to provide a consistent policy approach across the Boroughs' boundary.

Question 11

Do you think that further planning policy guidance regarding the Jodrell Bank Observatory should be included in the SADPD? If you do, what should its scope be?

3 General Requirements

Issue 12

The need for a policy or policies setting out general requirements for all development.



3.1 All development should be of a high standard and positively contribute towards creating places that are attractive, safe and promote healthy lifestyles. Good design is indivisible from good planning. We should ensure that people have an acceptable standard of amenity and provide for the necessary infrastructure needs that new development may generate. These all reflect the core planning principles of the National Planning Policy Framework and LPS Policy SD1 (Sustainable Development in Cheshire East) and SD 2 (Sustainable Development Principles).

3.2 These sort of general requirements relate to most types of development. At the moment they are contained within a range of saved Local Plan policies in the Crewe and Nantwich, Congleton and Macclesfield Local Plans and in the emerging LPS.

3.3 Below is a list of general requirements that are, amongst others, currently included across various saved and emerging Local Plan policies:

- Provision of safe, convenient access that prioritises the needs of pedestrians and cyclists, with proper consideration also given to the needs of people with disabilities.
- Provision of links to existing transport infrastructure and demonstration that there is sufficient capacity on roads, avoiding unacceptable levels of traffic congestion and maintaining highway safety.
- Provision of necessary parking (including for people with disabilities).
- Safeguarding of local/residential amenity in terms of noise, light, smell, overlooking, overbearing buildings/structures etc.
- Provision of appropriate landscaping that takes account of local character, biodiversity and nearby uses.
- Achieving good design - high quality architecture, achieving a sense of place, protecting and enhancing local character (landscape, built environment, streetscape or historic environment), high quality public realm, enhancements to biodiversity, legible places that are safe and provide for ease of movement/integration.
- Promotion of environmental sustainability through the design, layout and landscaping of new development - to address climate change mitigation and adaptation
- Provision of necessary infrastructure generated by the development (for example sewerage, water supply and utilities).

3.4 The Council is looking at how it can set out, in a single or small number of development management policies, a range of general development requirements that can be applied to any type of new development. Clearly such a policy or small number of policies cannot cover everything or cover matters in detail. However, it could provide a useful point of reference for planning applicants and signpost them to other more detail policies in the LPS or SADPD. Our aim is to make the Plan as straightforward to navigate around as possible. We are keen to know what you think about this approach, particularly whether you would find it helpful and, if you would, what it should cover.

3.5 We also expect that there will need to be one or more specific policies regarding Manchester Airport - its operational area and public safety zones, and the approach towards proposed development that would be affected by aircraft noise.



Question 12

Do you think that there should be a single policy or small number of policies that cover a range of requirements generally applicable to all (or at least most) forms of development?

If you do, what do you think these requirements should cover?

4 Natural Environment, Climate Change and Resources

Issue 13

Natural environment, climate change and resources

4.1 Natural environment policies in the LPS include protecting local ecology, countryside and landscape features, and ensuring that the effect of development on agricultural land is properly taken into account in deciding planning applications.

4.2 The implications for development proposals that may affect designations of international, national and local importance for the natural environment are addressed in the LPS. These designations now need to be shown on the Policies Map. Section 11 of the Issues Paper identifies the information that we think will need adding to the Policies Map through the SADPD. We also intend to further address, in line with national planning policy, the need to plan for biodiversity at a landscape-scale. As well as designated sites and priority habitats the SADPD and the Policies Map will need to identify stepping stones and any areas for habitat restoration or creation.

4.3 We expect the SADPD will add further policy detail related to:

- Flood risk and water management.
- The need for development to be designed in a way that gives it resilience to the effects of climate change.
- Pollution, land contamination and land instability.

4.4 Policy SE8 (Renewable and Low Carbon Energy) and Policy SE9 (Energy Efficient Development) of the LPS support the more efficient use of energy, and low carbon and renewable energy schemes. These are key to reducing our reliance on fossil fuels and increasing the energy independence. The SADPD will consider the energy generating opportunities identified in the [Council's Energy Framework](http://www.cheshireeast.gov.uk/pdf/majorregenerationproject/cec-energy-framework.pdf) ⁽⁵⁾ whilst ensuring that any adverse impacts are properly addressed, including cumulative landscape and visual impacts. The SADPD could add further policy detail related to:

5 <http://www.cheshireeast.gov.uk/pdf/majorregenerationproject/cec-energy-framework.pdf>



- District heating networks. The Council is working to enable energy and heat to be provided from the deep geothermal resource beneath the Borough and to identify opportunities for district heating. Policy SE9 of the LPS says that District Heating Priority Areas will be identified in the SADPD. The main urban areas in the Borough offer the greatest potential for district heating, however there may be potential in other areas of the borough not served by gas. These would need to be shown on the Policies Map.
- Combined heat and power schemes to serve new, larger scale development.
- Solar Photovoltaics, particularly larger scale solar power schemes.
- Hydropower, to encourage small scale hydro schemes.
- Wind power. The SADPD will identify areas suitable for wind energy development either through policy and through designations on the Policies Map.

4.5 The Council and the National Trust completed an important piece of work in 2016 - to understand, in dialogue with a range of stakeholders, what makes the landscape of north Cheshire East significant and valued. The Cheshire East Landscape Scale Partnership Project Final Report August 2016 provides an evidence base which can be used to inform planning and development decisions, and also land management. The project identified significant landscape characteristics based on an analysis of cultural landscape, historical role, architecture, archaeology, buildings, green space and nature. The Council wishes to explore how the recommendations set out in the Final Report can now be incorporated into the Local Plan through the SADPD and the same approach applied across the wider Borough - so that 'quality of place' is recognised and protected or, ideally, enhanced through planning decision-making.

Question 13

Do you think that these are the issues that the SADPD should look to address regarding the natural environment, climate change and resources?

5 The Historic Environment

Issue 14

The historic environment

5.1 Cheshire East has significant, varied and unique heritage assets that make a vital contribution to the visitor economy and identity of the Borough. This includes industrial heritage, Listed Buildings, historic towns, Conservation Areas, the canal network, historic parks and gardens, archaeological resources from the pre-historic period to World War Two. The Grade 1 Listed Jodrell Bank is on the UK shortlist (the 'Tentative List') for UNESCO World Heritage Site status. It is important that appropriate policies are in place to support the continued conservation of these important assets.



5.2 The Council will need to consider what further policy detail is needed to support the conservation of the Borough's historic assets over and above the requirements of LPS Policy SE7 (The Historic Environment). This could include further guidance regarding buildings at risk, enabling development or the need to have specific policies for particular sites. The Policies Map will need to show designated heritage assets in the Borough, namely:

- Conservation Areas
- Listed Buildings
- Scheduled Monuments
- Registered Parks and Gardens
- Registered Battlefields

5.3 It is anticipated that the Policies Map will also show the location of the following non-designated heritage assets:

- Areas of Archaeological Potential
- Sites of Archaeological Importance
- Local List of significant historic parks and gardens
- Local List of Historic Buildings

Question 14

What policy detail regarding the historic environment do you think should be included in the SADPD?

6 Employment

Issue 15

Employment development.

6.1 Promoting economic prosperity by creating conditions for business growth is a strategic priority of the Local Plan. LPS Policy PG1 identifies that 380 hectares of land will be made available for business, general industrial and storage and distribution uses between 2010 and 2030.

6.2 LPS Policy PG 6 (Spatial Distribution) distributes employment growth across the Principal Towns and Key Service Centres of the Borough. As part of the SADPD, further work will be undertaken to distribute the identified employment requirements to Local Service Centres. The SADPD will also need to ensure that the requirement for Other Settlements and Rural Areas is also achieved. The spatial distribution of development to achieve the LPS's development requirements is covered under Issue 3 in this Issues Paper.



6.3 The Council intends to identify and allocate any further sites for employment uses through the application of a Site Selection Methodology, similar to the approach taken in the LPS.

6.4 The Council also needs to consider what additional policy detail is needed in the SADPD. This could include, for example, policies on particular types of development that support the rural economy such as farm diversification, agricultural buildings, agricultural dwellings, visitor accommodation and facilities, golf courses and employment development in the open countryside.

Question 15

Do you think that these are the issues that the SADPD should look to address regarding employment development?

What additional policy detail is needed?

7 Housing

Issue 16

Housing.

7.1 LPS Policy PG1 identifies that at least 36,000 homes will be built in the Borough by 2030. LPS Policy PG6 identifies how the overall housing requirement is intended to be distributed across the Borough, in line with the identified settlement hierarchy, whilst LPS Policy SC4 requires a mix of homes (tenures, types and sizes) to be provided within new residential developments. The Plan seeks to create mixed, balanced and inclusive communities. Policy SC5 of the LPS is also important in achieving this. It seeks 30% affordable housing as part of new market-led housing developments over a certain size.

7.2 As part of the SADPD, further work will be undertaken to identify housing requirements for each Local Service Centre and the Council will need to ensure that the housing requirement for Other Settlements and Rural Areas is met.

7.3 The Council intends to identify and allocate any further sites for housing development through the application of a [Site Selection Methodology](#),⁽⁶⁾ similar to the approach taken in the LPS.

6 Local Plan Strategy Examination Library Document Reference RE F010
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



7.4 Building on LPS Policy SC4, the Council expects that the SADPD will provide further detailed policy relating to housing mix (type, size and tenure). This will aim to further ensure that high quality homes are provided for everyone, including the increasing number of older residents. The SADPD will also need to respond positively to the Government's aim to increase the level of self-build and custom-build homes.

7.5 Policy detail may be required for other types of residential development, for example, the conversion of properties to houses in multiple occupation or specialist housing/accommodation.

7.6 LPS Policy PG5 (Open Countryside) states that, within the open countryside, only development essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by a public service authorities or statutory undertakers, or for other uses appropriate to a rural areas will be permitted, and identifies a number of exception criteria for the policy. We would welcome your views on whether further guidance is required, explaining the circumstances under which these categories of residential development would be acceptable.

7.7 Paragraph 47 of the NPPF asks councils to set their own approach to housing density to reflect local standards in order to boost housing supply. We would appreciate your views on how this could be done within the SADPD.

7.8 Policy SC7 of the LPS sets out the overall need for Gypsies and Travellers Sites reflecting the findings of the [Gypsy and Traveller Accommodation Assessment](#) (GTAA) ⁽⁷⁾ prepared in partnership with Cheshire West, Warrington and Halton councils and published in January 2014. The LPS identifies (at paragraph 12.65) that the SADPD will allocate sites for Gypsy and Traveller and Travelling Showpeople. Since the completion of the GTAA however the Government has published updated national planning policy, 'Planning policy for traveller sites' (August 2015). It introduces a change to the definition of Gypsies and Travellers for planning policy purposes (see its Annex 1 - Glossary). Taking this change in national planning policy into account, the Council is currently considering, with its sub-regional authority partners, whether the GTAA should be updated to identify the accommodation needs that the SADPD should provide for, taking into account that the survey work for the current GTAA was carried out in 2013 and that revised national policy has been published since it was prepared. We would welcome your views on this.

7.9 On behalf of the Council, Peter Brett Associates carried out research to identify [Gypsy, Traveller and Travelling Showpersons](#) ⁽⁸⁾ sites across the Borough. Their report, Gypsy, Traveller and Travelling Showpeople Site Identification Study, was published in April 2014 and identified potential sites to meet the accommodation needs set out in the GTAA. It is the Council's intention to revisit this study. The 'call for sites' that is taking place alongside the publication of this Issues Paper includes a call for potential Gypsy and Traveller and Travelling Showpeople's sites. Drawing from the Peter Brett report, a proposed, outline methodology by which sites could be identified and assessed as potential site allocations is set out in Appendix A of this Issues Paper, which your views are invited on.

7 Local Plan Strategy Examination Document Reference BE 007 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>
8 Local Plan Strategy Examination Document Reference BE 008 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



7.10 The forthcoming Housing White Paper is expected to signal other changes to national planning policy/guidance relating to housing provision. The SADPD may need to reflect these as they come into effect. They are likely to include details of how the Government intends to implement the requirement for Starter Homes, which are expected to be defined as affordable homes. This may even require a fundamental re-write of Policy SC5 (Affordable Homes) of the LPS. The Government has said that it wishes to see 200,000 Starter Homes built by 2020. These will be new homes available to first time buyers at a discounted price compared to market value . *To be updated , if required, after the Housing White Paper has been published.*

7.11 It is important that sites with planning permission for new homes are built out quickly. There are planning commitments across Cheshire East for over 17,000 new homes and significantly more land is allocated for residential development in the LPS. Not all of these committed homes, however, contribute towards the Council's five year supply of deliverable housing land because of the rate at which house builders intend to bring them forward. The Council is keen to explore how further policies in the SADPD could help to accelerate the implementation and completion of permitted housing schemes. We would welcome your views and suggestions on this.

7.12 There is a concern that large house builders alone may not deliver the numbers of new homes that we need. The Council would therefore like to explore , through the SADPD, how it can further support smaller builders so they can take on a greater role in housing delivery. Smaller builders can often achieve faster build out rates, provide greater flexibility and secure local jobs.

7.13 Following the completion of the Housing Standards Review in 2015, the Government created a new approach for the setting of technical standards for new housing. This rationalised many differing existing standards into a simpler, streamlined system. The new system includes optional, additional requirements under the Building Regulations on water and access. A specific policy in the SADPD would need to be adopted to activate these requirements. A new national internal space standard can also be applied to new residential development, however this would be implemented through the planning system alone. In order to introduce any of the optional technical standards through policies in the SADPD, the Council would have to properly evidence the need for them. We would be grateful for your views about whether the Council should investigate bringing these optional technical standards into effect in the Borough. Please highlight any evidence pointing to the need or otherwise for their introduction.

Question 16

Do you think these are the relevant issues for the SADPD to address? Please let us have your views on the various issues set out above.



8 Town Centres and Retail Development

Issue 17

Town centres and retail development

8.1 Our town centres across the Borough are at the heart of their communities and the Council wants to do what it can through the Local Plan to support their viability and vitality. LPS Policy EG5 identifies the hierarchy of town centres in the Borough and promotes a 'town centre first' approach to retail and other main town centre uses. The LPS states that suitable sites for main town centre uses will be allocated in the SADPD.

8.2 Paragraph 23 of the NPPF identifies a number of things that local planning authorities should do in planning positively for town centres. As well as adopting a 'town centre first' approach, they include defining the extent of town centres and primary shopping areas (based on clearly defined primary and secondary shopping frontages), and to set policies that make clear which uses will be permitted in such locations.

8.3 The Cheshire East Retail Study (2016) provides key evidence that will inform the preparation of additional policies in the SADPD, enabling the Council to implement, locally, these aspects of national planning policy.

8.4 Through the SADPD and its related Policies Map, the Council intends to address the following:

- The allocation of suitable sites for further retail and main town centre uses, reflecting the findings of the 2016 Retail Study.
- Identify boundaries for town centres, primary shopping areas and identify primary and secondary retail frontages with planning policies to enable planning application decisions to be made that support town centre vitality and viability in Principal Towns and Key Service Centres. These policies would underline the continued, important role of retailing to town centres but recognise the need for town centres to continue to strengthen their visitor 'offer' beyond just retail development, including provision for leisure and 'food and drink' uses. LPS Policy EG5 also recognises the important role that residential development can play in ensuring the vitality of centres and the relationship to the 2015 General Development Order, which permits change of use of retail uses to other uses in certain cases.
- Whether other shopping areas should be identified in the SADPD. These could include clusters of local shopping facilities in Principal Towns and Key Service Centres and also shopping areas in Local Service Centres and perhaps in smaller villages where appropriate.
- Whether it is appropriate in the SADPD to include policies that seek to prevent or limit changes of use in town centres and other shopping areas, for example policies that seek to maintain a proportion of ground floor properties in retail use. The Council will need to take account of the Government's changes to 'permitted development' rules that now give greater freedom to change the use of properties in town centres and local shopping



areas without the need to apply for planning permission. This greater flexibility is aimed at keeping properties in active use and reducing the number of vacant properties.

- Taking into account paragraph 26 of the NPPF, whether locally set thresholds should be included in the SADPD for assessing applications for retail, leisure and office development outside of town centres that are not in accordance with the Local Plan.
- The need for further Development Management policies relating to matters including advertisements, amusement centres, shop fronts and security, living above shops and whether policies are required on town centre environmental improvements.
- Policies that provide further detail about the scale of retail and other development that would be appropriate in smaller centres.
- The need for specific policies for other types of retail development e.g. farm shops.

8.5 The SADPD will also promote the continued regeneration of the borough's town centres, drawing from masterplanning and other work to inform its policies. This will include initiatives aimed at stimulating further investment in Macclesfield and Crewe town centres, and in Key Service Centres and Local Service Centres where required. The Council will also consider the need for policies focused on the regeneration of the area around Crewe Railway Station and securing links between the Station and the town centre.

Question 17

Do you think that these are the issues that the SADPD should look to address regarding town centres and retail development? Please let us have your views on the issues raised.

9 Transport and Infrastructure

Issue 18

Transport and other infrastructure

9.1 The provision of necessary infrastructure has to go hand in hand with the provision of the new jobs and homes identified in the LPS. An Infrastructure Delivery Plan has been prepared alongside the LPS setting out the new or improved infrastructure that is needed to enable planned growth to be achieved in line with the LPS's vision and strategic priorities. The term 'infrastructure' carries a wide definition and includes transport, education, health, public utilities, sports facilities and open space amongst other things. LPS Policy SD1 (Sustainable Development) makes it clear that development should provide appropriate infrastructure to meet the needs of local communities.

9.2 Further work will be needed to ensure that the required infrastructure comes forward. There may be a need, for example, to allocate or protect land for certain types infrastructure through the SADPD. We would welcome your views on this and whether there are any particular sites or schemes that you want to highlight to the Council that fall into this category.



This could include local cycling schemes to support the implementation of the Cheshire East Cycling Strategy. The Council is also aware that additional cemetery provision may need to be planned for in the SADPD.

9.3 Development has to address its infrastructure requirements through appropriate contributions. These may be secured through a planning obligation or through the Community Infrastructure Levy (CIL) (at a time when the Council has published a Charging Schedule). It is expected that the SADPD will need to reflect the Council's intention to implement CIL.

Question 18

Are these the transport and infrastructure issues that the SADPD should address? Please give your views on the issues raised. Are there any other transport and infrastructure issues that need to be covered in the SADPD?

10 Recreation and Community Facilities

Issue 19

Recreation and community facilities

10.1 LPS Policy SE6 (Green Infrastructure) notes that open spaces, sport and recreation facilities will be identified on the Policies Map accompanying the SADPD.

10.2 The Council is currently updating its Playing Pitch Strategy and Indoor Facilities Strategy. They will be used to implement LPS policies, particularly Policy SC1 (Leisure and Recreation), Policy SC2 (Indoor and Outdoor Sports Facilities) and Policy SE6 (Green Infrastructure). The Strategies may give rise to the need for land to be allocated in the SADPD for new or improved facilities and other policies to ensure that there is appropriate provision of these important facilities for residents. Further detail may also be needed in the SADPD to inform the requirement for developer contributions towards sports facilities in LPS Policy SE6 and its accompanying Table 13.1 'Open Space Standards'.

10.3 Local Green Space designations can be made within Local Plans or Neighbourhood Plans. These designations identify for special protection green areas of particular importance to local communities. Policies in the LPS and SADPD will seek to protect different types of green spaces such as playing pitches and areas of value for biodiversity. The Council is considering whether to make Local Green Space designations in the SADPD or, alternatively, provide support to Town and Parish Councils to make these designations in their Neighbourhood Plans, where they can be justified by appropriate evidence.



Question 19

Do you agree that these are the issues that the SADPD should address? Are there any other matters that it should cover?

11 Policies Map

Issue 20

Policies Map

11.1 The Policies Map will illustrate the spatial implications of SADPD policies. This will include;

- settlement and other policy boundaries, for example around towns, villages and town centres;
- sites allocated for housing, employment, town centre and other development;
- international, national and local designations including those in the table below; and
- any other important planning considerations that need to be shown on the Policies Map such as flood risk areas and the consultation zone defined around the Jodrell Bank Observatory.

International	National	Local
RAMSAR sites	Historic Parks and Gardens	Local Nature Reserves
Special Protection Areas	Sites of Special Scientific Interest	Regionally Important Geological and Geomorphological Sites (RIGGS)
Special Areas of Conservation	Historic Battlefields	Wildlife Corridors
	Green Belt (see Green Belt Section)	Local Wildlife Sites
	Scheduled Monuments	Area of Archaeological Potential
		Local Landscape Designations
		Conservation Areas
		Local List of Historic Buildings
		Ancient Woodland



International	National	Local
		Priority Habitats
		Nature Improvement Areas
		Open space such as playing pitches, allotments and areas of informal open space

Table 11.1 Approach to Policies Map

Question 20

Do you agree with the proposed approach to the Local Plan Policies Map?

12 Monitoring and Implementation

Issue 21

Monitoring and implementation

12.1 Chapter 16 (Monitoring and Implementation) of the LPS sets out a range of indicators to enable the effect of planning policies to be monitored. They help the Council to understand how policies are performing - whether they are achieving their intended purpose or need to be reviewed. Additional indicators could be added to the Local Plan through the SADPD if they are necessary.

Question 21

- (i) Do any additional monitoring indicators need to be included in the SADPD?
- (ii) If you do, where would the information for the additional monitoring indicators come from?

13 Other Matters

Issue 22

Other matters that the SADPD should address



13.1 This Issues Paper identifies a range of matters that the SADPD is likely to address. If there are other issues that you feel the SADPD should address then please let us know.

Question 22

Are there any other issues that the SADPD should address?

14 Glossary

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

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

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

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

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

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.



Brownfield land (also known as 'previously developed land')	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Brownfield register	A register identifying previously developed sites that have been assessed by a local planning authority as being suitable for housing development. Preparing, maintaining and publishing a brownfield register is a statutory requirement under the Housing and Planning Act 2016. The Council will be required to publish its first register in 2017.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Conservation	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Conservation Area	Areas of special architectural or historic interest.
Custom build	Homes commissioned by and built for an individual or or small group individuals for their own occupation.
Designated Heritage Assets	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Employment Land	Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. It does not include land for retail development.



European site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.
Green Gap	A current local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into each other.
Green Infrastructure (GI)	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education, sport/recreation and health facilities.
Infrastructure Plan	National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents.
Key Service Centre (KSC)	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager,



Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.

Listed Building	A building or structure of special architectural or historic interest. Listed Buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. Historic England is responsible for designating buildings for listing in England.
Local Green Gap	An area of land designated to maintain and enhance the character and separate identities of the Borough's towns and villages. The purpose of Local Green Gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land. The Strategic Green Gaps around the Principal Town of Crewe have been designated in the Local Plan Strategy. The SADPD and/or Neighbourhood Plans will address whether Local Green Gaps are required.
Local Landscape Designation Areas	Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.
Local Plan	The plan (which can comprise one or more documents) for the future development of the local area, drawn up by the Council in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. The term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	A development plan document and the first part of the Council's Local Plan. It sets out the overall planning framework for the area. It includes strategic policies and allocations to achieve sustainable development.
Local Planning Authority (LPA)	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National Parks and the Broads Authority are also considered to be Local Planning Authorities.
Local Service Centre (LSC)	The third tier of settlements in the Local Plan's settlement hierarchy after Principal Towns and Key Service Centres. They are planned to accommodate a lower level of development generally reflective of the range of services and facilities that they offer. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury
Local Wildlife Sites	Locally important sites of nature conservation adopted by local authorities for planning purposes.



Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Masterplan	A means of expressing a vision for how a development opportunity site could be designed. Often these are illustrative rather than detailed.
National Planning Policy Framework (NPPF)	Sets out the Government's planning policies for England and how these are expected to be applied.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Non-designated heritage asset	Locally important heritage assets identified by the local planning authority, where there is often a strong local affinity or association: <ul style="list-style-type: none">• Areas of Local Archaeological Interest (including the Areas of Archaeological Potential and Sites of Archaeological Importance identified in Local Plans)• Buildings of local architectural or historic interest (Local List)• Locally important built assets not on the Local List• Locally significant historic parks and gardens• Other locally important historic landscapes
Open Countryside	The open countryside is defined as the area outside the settlement boundaries of those towns and villages in the Borough identified as Principal Towns, Key Service Centres, Local Services Centres or Villages. Settlement boundaries will be shown on the Proposals Map of the Local Plan.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
Out of centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Outdoor Sports facilities	Sports facilities with natural or artificial surfaces (and either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields and other outdoor sports areas – these facilities may have ancillary infrastructure such as changing accommodation or pavilions.



Planning obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Previously Developed Land	See 'Brownfield land'
Primary shopping area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary and secondary frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Principal Town	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Priority habitats and species	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Registered Battlefield	The Historic England Register of Historic Battlefields identifies 43 important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance.
Registered Parks and Gardens	Historic England compile a register of 'Historic Parks and Gardens'. Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance.
Renewable energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).



Rural exception sites	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Safeguarded Land	Safeguarded Land is land between the urban area and the Green Belt. It aims to protect Green Belt in the longer term by reserving land which may be required to meet longer-term development needs .
Settlement Hierarchy	The Local Plan Settlement Hierarchy is set out in Policy PG2 of the Local Plan Strategy. It categorises settlements into four 'tiers' starting with the Principal Towns of Macclesfield and Crewe, which are considered to be the most sustainable locations for growth. The four 'tiers' are: Principal Towns, Key Service Centres, Local Service Centres and, finally, Other Settlements and Rural Areas.
Scheduled Ancient Monument	A nationally-important site or monument which is given legal protection against disturbance or change.
Self Build	Homes built by individuals or groups of individuals for their own occupation.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Small sites register	A register of small housing sites between 1 and 4 plots in size. The Government signalled in February 2016 through its 'Technical consultation on implementation of planning changes' that it may require councils to produce a small sites register to support development on smaller sites. The aim of the registers would also be to make it easier for developers and individuals interested in self-build and custom housebuilding to identify suitable sites for development, and also encourage more land owners to come forward and offer their land for development.
Special Areas of Conservation (SAC)	Areas given special protection under the European Union's Habitat Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas (SPA)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.



Stepping stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Green Gap	An area of land designated to maintain and enhance the character and separate identities of the Borough's towns and villages. The Local Plan Strategy Policy 4a designates four Strategic Green Gaps between Crewe and Nantwich and between Crewe and its surrounding villages. The purpose of these Strategic Green Gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land.
Strategic Site/Location	An important or essential site/area in relation to achieving the vision and strategic priorities of the Local Plan and which contributes to accommodating the sustainable development planned for over the local plan period.
Supplementary Planning Documents (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of potential policies and proposals to inform the development of the plan.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:</p> <ul style="list-style-type: none">• Social progress that recognises the needs of everyone;• Effective protection of the environment;• Prudent use of natural resources; and• Maintenance of high and stable levels of economic growth and employment.
Town Centre	Area defined on the local authority's proposals/policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are



identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Wildlife Corridor Areas of habitat connecting wildlife populations.

Windfall sites Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

World Heritage Site A place that is listed by the United Nations Educational, Scientific and Cultural Organisation as of special cultural or physical significance which the World Heritage Committee considers as having outstanding universal value.



Appendix A Draft Site Allocations Methodology for Gypsy and Traveller Sites

Draft Site Allocations Methodology for Gypsy and Traveller Sites

Introduction

A.1 Meeting the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople is discussed in Section 7 of this Issues Paper. The following outline methodology to determine Gypsy and Traveller and Travelling Showpeople allocations in the SADPD draws from the report prepared by Peter Brett Associates on behalf of the Council '[Gypsy, Traveller and Travelling Showpeople Site Identification Study](#)' (April 2014).⁽⁹⁾

Proposed Stage	Comment
Stage 1 - Call for Sites Stage	Alongside the consultation on the SADPD Issues Paper, there is a Call for Sites including sites to meet the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople.
Stage 2 - Review of information	This stage will collate the Call for Sites information submitted to the Council, alongside a review of: <ul style="list-style-type: none"> Existing authorised sites subject to full, temporary or personal consents or certificates of lawful use Existing unauthorised and 'accepted' sites and encampments Sites considered and the conclusions from previous land studies including the 2014 Gypsy and Traveller and Travelling Showpeople Site Identification Study
Stage 2 - Suitability and Availability Matrix	The application of broad suitability criteria, including absolute constraints, together with an assessment of likely availability. The broad suitability criteria are likely to include: <ul style="list-style-type: none"> Flood risk Environmental designations Green Belt and landscape Contamination and unstable land Noise issues Local amenity and environment Archaeology and conservation Consideration of the site size and location in relation to the existing settlement

9 Local Plan Strategy Examination Document Reference BE 008 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Proposed Stage	Comment
Stage 3 - Detailed Site Assessment	Further and more detailed investigation of suitability centred on availability, suitability and deliverability factors noted above and additional criteria related to deliverability including consideration of viability. This stage will also evaluate sustainability appraisal and Habitats Regulations Assessment outcomes.
Stage 4 - identification of proposed sites and delivery options, including phasing	A list of sites with background evidence prepared for public consultation.

Table A.1 Draft Gypsy, Traveller and Travelling Showperson Site Selection Methodology (SSM)

Question 23

Do you agree with the approach set out above towards identifying sites for Gypsy and Traveller and Travelling Showpeople's accommodation?