

Cheshire East Local Plan

Report of Consultation: Draft Housing Supplementary Planning Document

November 2021

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1. Introduction

- 1.1 The final draft Housing Supplementary Planning Document provides additional guidance on existing development plan policies found in the Cheshire East Local Plan Strategy (adopted July 2017), particularly focused on policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exception sites for local needs'.
- 1.2 The initial draft Housing SPD was published for six weeks consultation between the 26 April 2021 and the 07 June 2021. This report of consultation provides further details on the consultation exercise on the initial draft Housing SPD.

2. Consultation documents

- 2.1 Comments were invited on the initial draft Housing SPD. A Strategic Environmental and Habitats Regulations Assessment Screening Assessment was also prepared as an appendix to the SPD and published alongside the consultation document for comment.

3. Document availability

- 3.1 Electronic copies of the consultation documents were made available on the council's consultation portal which could be accessed through the Council's website.
- 3.2 Printed copies of the consultation document were made available for inspection at public libraries in Cheshire East during opening hours.

4. Publicity and engagement

Consultation notifications

- 4.1 Notification of the consultation was sent to all active stakeholders on the council's Local Plan consultation database. This consisted of 458 printed letters and 2,524 e-mails sent on the 27 April 2021. The stakeholders on the consultation database included residents of Cheshire East, landowners and developers, as well as planning consultants, businesses and organisations, including statutory consultees.
- 4.2 Letters and e-mails were also sent to all town and parish councils in Cheshire East, elected members and MPs.
- 4.3 Examples of notification emails and letters are included in Appendix 1.

Other publicity

- 4.4 A number of pages on the Cheshire East Council website provided information and links to the consultation. These pages included:
- The homepage (in the ‘have your say’ section): www.cheshireeast.gov.uk
 - The Cheshire East Supplementary Planning Documents webpage: https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/supplementary_plan_documents.aspx
 - The Council’s Twitter Page: <https://twitter.com/CheshireEast>
- 4.5 Screenshots of webpages and twitter feed can be viewed at Appendix 2.
- 4.6 The Strategic Planning Update (May 2021 edition) also included information on the consultation on the initial draft Housing SPD. The Strategic Planning Update is sent to Town and Parish Council’s in Cheshire East and published on the Council’s website. An extract of the text is included in Appendix 2.
- 4.7 A media statement was issued informing people of the consultation. A copy of the media release is included in Appendix 3.

5. Submitting comments

- 5.1 Comments could be submitted in several ways:
- Using the online consultation portal, linked from the Council’s website: https://cheshireeast-consult.objective.co.uk/portal/planning/spd/draft_housing_spd;
 - By email to planningpolicy@cheshireeast.gov.uk;
 - By post to Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.
- 5.2 Printed copies of consultation response forms were available for people to take away from public libraries during opening hours. The form could also be downloaded from the Council’s website. A copy of the response form is shown in Appendix 4.
- 5.3 Information on how to submit comments was included on the consultation portal; in the printed and PDF versions of the draft SPD; and on the printed comments form.

6. Representations received

- 6.1 In total, 119 comments were received from 29 parties. This includes a late representation received by the Defence Infrastructure Organisation. These comments can be viewed on the consultation portal at: https://cheshireeast-consult.objective.co.uk/portal/planning/spd/draft_housing_spd
- 6.2 The comments received covered a range of topics and issues. The main issues raised during the consultation included: -
- Progress on the SPD should be delayed until the emerging Site Allocations and Development Policies document (“SADPD”) has been examined and adopted. Alternatively, all references to policies in the SADPD should be removed from the SPD;
 - The SPD should consider additional guidance on incorporating features beneficial to wildlife and provide opportunities to enhance local character and distinctiveness;
 - The SPD should make reference to ‘low density areas’ and include maps to highlight those locations;
 - The SPD should include a reference to site maintenance;
 - The SPD should be less prescriptive and allow for greater flexibility on matters, including housing mix, which takes account of up to date market demand and data;
 - The viability implications of the SPD need to be considered alongside other SPDs in development, such as the Biodiversity Net Gain SPD. The implications of the SPD on the Community Infrastructure Levy also should be considered;
 - The SPD needs to be updated to reflect current government guidance on First Homes;
 - Given the climate emergency declared by the Council, the SPD should go further on improving environmental standards and, for example, supporting well-designed 20-minute walkable neighbourhoods;
 - Ongoing impacts of the Covid-19 pandemic on, for example, homeworking, importance of access to green infrastructure should be reflected in the SPD;
 - The SPD should emphasise the importance of green infrastructure and supporting local character in design;
 - The SPD should refer to the legislative requirements of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002 (brought into effect by DfT/ODPM Circular 1/2003),

particularly in respect of development near to Manchester Airport and also the requirements of the Ministry of Defence.

- Confirmation required in the SPD as to whether valuations should be undertaken by a qualified valuation expert.

6.3 A full summary of the key issues raised alongside the Council's response and how the SPD has been amended as a result is set out in Appendix 5.

Appendix 1: Example notification letters and emails



Working for a brighter future together

To: Town and Parish Councils

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)

Email: planningpolicy@cheshireeast.gov.uk

DATE: 26/04/2021 OUR REF: SPD

Dear Town or Parish Clerk,

Cheshire East planning policy documents consultation.

Cheshire East Council has published two planning policy-related documents for consultation:

Final Draft Houses in Multiple Occupation Supplementary Planning Document ("HMO SPD")

Consultation took place between 26th October 2020 and 23rd December 2020 on the initial Draft HMO SPD.

The Final Draft HMO SPD has been now been published alongside a Report of Consultation. The Report of Consultation sets out the responses received to the initial Draft HMO SPD and how they have been taken into account in the final version.

The HMO SPD provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use (or extension) of buildings to HMOs across the Borough.

Representations are invited to be made about the Final Draft HMO SPD and the Report of Consultation between the 26 April 2021 and 5:00pm on 7 June 2021. Further information is available on the council's consultation portal:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Draft Housing Supplementary Planning Document ("Housing SPD")

The Draft Housing SPD has been published for consultation and provides further guidance on the implementation of policies in the Local Plan, including SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs' of the Local Plan Strategy. This is the first stage of consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

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All other enquiries **0300 123 5500**

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The consultation will run from 26 April 2021 to 5:00pm on 7 June 2021. Further information is available on the council's website at:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

We would be very grateful if your council is able to assist us in publicising these consultations; for example by posting a link on your website; including a short note in any parish newsletter or similar.

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on any of these consultations.

Yours sincerley,

A handwritten signature in black ink, appearing to read 'J Owens', with a stylized flourish at the end.

Jeremy Owens
Development Planning Manager

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«Given_Name» «Family_Name»
«Address_Line_1»
«Address_Line_2»
«Address_Line_3»
«Post_Town» «County»
«Post_Code»

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: planningpolicy@cheshireeast.gov.uk

DATE: 26/04/2021 OUR REF: SPD

Dear, «Given_Name» «Family_Name»

Cheshire East planning policy documents consultation

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. The council has published two planning policy documents for consultation.

Final Draft Houses in Multiple Occupation Supplementary Planning Document ("HMO SPD")

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Representations are invited to be made about the Final Draft HMO SPD and the Report of Consultation between the **26 April 2021** and **5:00pm on 7 June 2021**. Further information is available on the council's consultation portal: <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

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Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on any of these consultations.

Yours sincerley,

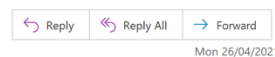
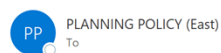
A handwritten signature in black ink, appearing to read 'J Owens', with a stylized flourish at the end.

Jeremy Owens
Development Planning Manager

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[OFFICIAL] Cheshire East planning policy documents consultations



To whom it may concern,

You have received this email as you have previously responded to a local plan consultation or you have been asked to be kept informed of future local plan consultations. The council has published two planning policy-related documents for consultation:

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The consultation will run from **26 April 2021 to 5:00pm on 7 June 2021**. Further information is available on the council's website at:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Please do not hesitate to contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) should you require further information on any of these consultations.

Yours sincerely,

Jeremy Owens
Development Planning Manager

www.cheshireeast.gov.uk



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Appendix 2: Screen shots from the Council website / Twitter page / SP Update

The screenshot displays the Cheshire East Council Consultation Portal. The header includes the council's logo and navigation links for Accessibility, Privacy, Home, and Contact Us. A search bar and user options (Login/Register, Who Said What?, Help, Print) are also present.

The main content area is titled "Draft Housing Supplementary Planning Document" and provides information about the document's purpose and availability. It includes a section for "Consultation Document" and a "Submit your views" section with instructions on how to provide feedback.

A button labeled "Read and comment on document" is visible. Below this, a tabbed interface shows "Event information", "Supporting Documents", and "All Comments". The "Event information" tab is active, displaying details about the consultation event, including access requirements, status, privacy, description, organization, contact information, and subject.

Access: Login required
Status: open (From 26/04/21 09:15 to 07/06/21 17:00)
Privacy: If you take part, your name may be displayed, your answers may be displayed, your town/city will not be shown
Description: Submit your representations on the Draft Housing Supplementary Planning Document
Organisation: Cheshire East Council
Contact Name: Strategic Planning Team
Contact Email: planningpolicy@cheshireeast.gov.uk
Contact Telephone: 01270 685893 (please leave a message)
Other Contact Information: Strategic Planning (Westfields) c/o Municipal Buildings Earle Street Crewe CW1 2BJ
Subject: Local development plans, Planning (town and country), Local development, Local Development Framework

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Bins and recycling	Benefits entitlements	Leisure, culture and events
Planning and planning applications	Business and Business Rates	Births, marriages and deaths
Schools and education	Roads and pavements	Rangers and outdoor recreation
Council and democracy	Car parks and parking	Environment
	Bus timetables and travel information	

In Focus



Say 'Hi' to the high street campaign launched
[People welcomed back safely to borough's retail offer](#)

News

- [26/04/2021 - Council launches consultations on housing documents](#)
- [26/04/2021 - Cheshire East Council's Annual General Meeting 4 May 2021](#)
- [26/04/2021 - Make sure you are ready to have your say on 6 May](#)
- [26/04/2021 - Cheshire East Council working with the HSE to make sure businesses are Covid-secure](#)
- [21/04/2021 - Council to consult on homelessness strategy](#)

[Public Notices](#) | [Media Hub >>](#)

Have your say

Consultations

- [Final Draft Houses In Multiple Occupation Supplementary Planning Document - closes 7 June 2021](#)
- [Draft Housing Supplementary Planning Document - closes 7 June 2021](#)
- [What Is Important when you contact us? - closes 19 May 2021](#)
- [Day opportunities questionnaire - closes 5pm on 31 May 2021](#)
- [Cheshire East active travel - have a say on your town Tranche 1 ongoing](#)
- [Join the digital influence panel](#)



Live Well Cheshire East offers a range of services so you can find support, care and social activities for yourself or a loved one.

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Cheshire East Council Consultations

Welcome to Cheshire East Council's Consultation portal - please browse our current consultations below.

- [Read about document accessibility](#)
- [View Equality Impact Assessments for the individual consultations](#)

Current consultations

What is important to you when you contact us?

Here at Cheshire East Council, we strive to provide a suitable and accessible service for all. To help us achieve this, as part of our ongoing improvements and customer experience surveys, we would like to understand what would be most important to you if you were to contact the council, what we need to prioritise, and where we need to improve.

Some of the questions are linked to past experience with contacting the council, but not all of them, you can answer the majority of questions based on what you would like to see if you had been to contact the Council in the future.

- [What is important when you contact us?](#)

Please submit your response by **15 May 2021**.

Cheshire East Day Opportunities Questionnaire

If you, or members of your family or community, you have caring responsibilities for someone day opportunities, day opportunities may be suitable for your future support to have from you.

To help us plan and develop services for the future, we want to understand how you feel about current day opportunities, if the service offered meets your current and future expectations and what ideas you might have for new opportunities.

- [Cheshire East Day Opportunities questionnaire](#)
- [Long Road House: What do you like about day opportunities?](#)

Please submit your response by **Monday 11 May 2021**.

If you would like further information on the engagement process, contact Day Opportunities at Cheshire East, so to request a paper version please contact adult.team@cheshireeast.gov.uk or general.enquiries@cheshireeast.gov.uk.

Final Draft Houses in Multiple Occupation Supplementary Planning Document

The Final Draft Houses in Multiple Occupation Supplementary Planning Document (HMO SPD) has been published for representations alongside a Report of Consultation. The Final Draft HMO SPD provides guidance for all parties involved in the planning application process, explaining how Cheshire East Council will assess planning applications that involve the change of use for extension of buildings, extensions to multiple occupation across the Borough.

- [View the Final Draft Houses in Multiple Occupation Supplementary Planning Document page for the Report of Consultation](#)

Please submit your views by **Monday 7 June 2021**.

Draft Housing Supplementary Planning Document

The Draft Housing Supplementary Planning Document (Housing SPD) has been published for consultation. The Draft Housing SPD provides guidance on the implementation of policies in the Local Plan, including NCS (neighbourhood), NCS (affordable homes) and NCS (local employment). Housing for local needs at the Local Plan stage. This is the first stage of consultation on the SPD which will be adopted and for a final consultation on the final version.

- [View the Draft Housing Supplementary Planning Document page for more information and to submit your views](#)

Please submit your views by **Monday 7 June 2021**.

Homelessness and Rough Sleeping Strategy Consultation

Cheshire East Council has drafted a Homelessness and Rough Sleeping Strategy, which it is now carrying out a 12 week consultation on.

- [View your views on the Homelessness and Rough Sleeping Strategy](#)

Please submit your response by **15 July 2021**.

On-going consultations

Cheshire East active travel - have a say on your town!

We are looking to make the town in Cheshire East more accessible by improving walking and cycling facilities. These improvements are taking place in two clusters (see below).

The consultation on the Town 2 proposals within Green, Blue and Red, Green and White and the update to the Town 1 scheme proposed in the town is now closed. Your feedback on the scheme is being collated and analysed and will be made available on the council's Active Travel webpage. A consultation report will be produced on the Town 2 scheme which will help to inform the Department of Transport funding can be used to support the scheme. The consultation on the Town 1 scheme will be 11 May to 11 June 2021.

The consultation on the Town 1 scheme is **ongoing** and we want to hear your comments.

- [Learn more about the project and how you can help](#)
- [View the Consultation Plan PDF \(100K\) that sets out how the Council will engage stakeholders on the consultation of the scheme](#)
- [View Proposals for the Town 1 scheme \(PDF 100K\)](#)

Countryside parks and rangers service

If you have recently attended one of the Ranger Service events or visited one of the sites we manage we really want to hear from you. Please help us to improve our sites and events by completing our two surveys.

- [Take the Countryside Ranger Service events questionnaire](#)
- [Take the Countryside Park Satisfaction Survey](#)

Planning

Send in the individual planning applications to make your comments.

Licensing

Submit on to your applications for the sale of alcohol, entertainment, gambling premises and street trading and others.

Public notices

Read about our consultation on information relating to changes.

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Supplementary planning documents

Supplementary planning documents add further detail to policies in the development plan and provide further guidance on specific topics or locations.

Draft supplementary planning documents

The following SPDs are currently being prepared:

- Houses in Multiple Occupation SPD** : representations are invited on the Final Draft Houses in Multiple Occupation SPD between Monday 26 April 2021 and 5pm on Monday 7 June 2021.
- Housing SPD** : representations are invited on the Draft Housing SPD between Monday 26 April 2021 and 5pm on Monday 7 June 2021.

To submit your views and find out more information please visit our [consultation portal](#).

Adopted supplementary planning documents

The following SPDs have been adopted. These are not part of the statutory development plan but may be material considerations when making planning decisions. Please note that those SPDs adopted by one of the former councils are relevant only to the area previously covered by the council that adopted them. The [map of former districts](#) shows the areas covered by each former council.

Supplementary planning document	Adopted	Adopting council
Brooks Lane (Middlewich) Development Framework (PDF, 8.0MB) plus supporting documents: BLDF report of consultation (PDF, 1.2MB) and BLDF adoption statement (PDF, 209KB)	September 2020	Cheshire East Council
The Garden Village at Handforth (PDF, 73.1MB) and supporting documents	December 2018	Cheshire East Council
Cheshire East Borough Design Guide	May 2017	Cheshire East Council
Over Peover SPD (PDF, 1.8MB)	July 2011	Cheshire East Council
Prestbury SPD (PDF, 7.8MB)	July 2011	Cheshire East Council
Alsager Town Centre Strategy (PDF, 5.2MB)	October 2010	Cheshire East Council
Local List of Historic Buildings (PDF, 5.7MB)	October 2010	Cheshire East Council
Smallwood Village Design Statement (PDF, 1.1MB)	October 2010	Cheshire East Council
Congleton Princess Street Area Development Brief (PDF, 1.6MB)	March 2009	Former Congleton Borough Council

In this section

[Design guide supplementary planning document](#)

[Supplementary Planning Document for Bollington](#)

[Supplementary Planning Documents](#)

Contact us

Local Plan matters only

[Email Local Plan Team](#)

01270 685893

All other planning enquiries (including planning application queries)

[Email Planning Department](#)

0300 123 5014

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We value your feedback. How do you rate this information?

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OK

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Cheshire East @CheshireEast · 26 Apr

We're inviting comments on two housing documents that would provide further guidance to developers and property owners and support us in deciding planning applications. Find out more - including how to have your say - here: crowd.in/fDjybT

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Strategic Planning Update

May 2021

Housing

A first draft Housing Supplementary Planning Document is currently also being consulted on. Further details, including how to comment on it, can be [viewed here](#).

The SPD will apply across the whole borough and provides additional planning guidance on a range of housing matters for developers, applicants, and other stakeholders. The guidance describes how the Council will expect policies in the Local Plan to be applied, for example giving more information on how financial contributions to affordable housing should be calculated and how specialist housing provision will be considered.

The consultation runs until 5pm on Monday 7 June for receipt of views. Once feedback has been considered, the document will be updated and published for final representations later in the year.

Appendix 3: Press release

[Home](#) / [Council and Democracy](#) / [Council Information](#) / [Media Hub](#) / [Media releases](#) / 26/04/2021 - Council launches consultations on housing documents



Council launches consultations on housing documents

26 April 2021

Cheshire East Council is inviting comments on two housing documents that would provide further guidance to developers and property owners and support the authority in deciding planning applications.

Firstly, a draft Housing Supplementary Planning Document (SPD) has been published for consultation.

If adopted, it will provide additional guidance on three policies within the [Local Plan Strategy](#), which sets out the overall vision and planning strategy for development in the borough.

The policies refer to the 'residential mix' of developments, including making sure that supported housing and accommodation for the elderly is available, and the provision of affordable homes, including in rural areas.

Frank Jordan, Cheshire East Council's executive director for place, said: "An SPD is not part of our statutory development plan but it is a recognised way of putting in place additional planning guidance and should be taken into account in deciding a planning application or on an appeal against a planning decision."

Secondly, the final draft of the council's Houses in Multiple Occupation Supplementary Planning Document (HMO SPD) has also been published for representations, marking the next step towards the adoption of this document.

The document provides more detailed policy guidance and, if adopted, will be used to assess planning applications for HMOs.

It includes guidance on when planning permission is required and what information needs to be provided by applicants.

The final draft HMO SPD is accompanied by a report summarising the responses received during an earlier consultation and explains how they have been taken into account in preparing the final version.

Mr Jordan added: "Providing clear guidance up front about policy expectations should support developers and property owners when they are making relevant planning applications, as well as support the council in determining them."

"If adopted, these documents would be a key component of ensuring that local needs are met, and the right type of housing is delivered in the right place."

[Comments on both documents](#) are invited between 26 April 2021 and 5pm on 7 June 2021.

Feedback can also be posted to: Strategic planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.



Appendix 4: Consultation response forms



Cheshire East Local Plan

Draft Housing Supplementary Planning Document - Comments Form

A draft Supplementary Planning Document ('SPD') has been prepared to provide further guidance on the implementation of policies in the Local Plan, including policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs' of the Local Plan Strategy ('LPS'). The SPD, once adopted, will be a material consideration in decision-taking. Views are now invited on the draft Housing SPD and accompanying documents between the **26 April 2021** and **5:00pm on 7 June 2021**.

Consultation documents

The consultation documents can be viewed online at <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

A screening exercise has been carried out to determine whether the draft document gives rise to the need for Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation and this is included at Appendix 3 of the Draft Housing SPD.

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours. Opening hours may be restricted due to Covid-19 and you are advised to check the current libraries opening times on the council's website or telephone the 24-hour library information service on 0300 123 7739. If you are unable to inspect copies of the documents during the representations period, please contact us using the details below to make alternative arrangements to inspect the documents.

Submit your views

The council's online consultation portal is our preferred method of submitting responses which can be accessed via <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> but you can also submit responses or return this form by email or post to:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please make sure that your comments reach us by **5pm Monday 7 June 2021**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Spatial Planning Privacy Notice, which is available on the council's website.

For further assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

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Cheshire East Local Plan

Draft Housing Supplementary Planning Document - Comments Form

Please return to: Strategic Planning, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by email to planningpolicy@cheshireeast.gov.uk

Please return by: Monday 7 June 2021

This comment form has two parts:

- Part A – Personal details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

	Personal Details*	Agent's Details (if applicable)
	<i>* If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.</i>	
Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Address Line 4	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address (where relevant)	<input type="text"/>	<input type="text"/>
Your Reference No. (if known)	<input type="text"/>	<input type="text"/>

Please complete a separate Part B form for each comment that you would like to make. This response form provides enough space for four comments but please copy and attach further part B forms if required.

Comment Form Part B: Draft Housing SPD Comment Form

Name and
Organisation:

Office Use Only:

PID:

RID:

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure

(please delete as appropriate and state which): _____

Q2. What is your overall view on this section? (please tick one box)

☐ Support

☐ Object

☐ Comment only

Q3. Please set out your comments or views on this section:

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Appendix 5: Summary of key issues and response

Consultee Ref	Document Section	Summary of key issues	Response to issues raised including any changes proposed
DHSPD – 1 (Mr Guy Lingford)	General	<p>Developers should fund the cost of re-decoration of existing properties to reflect impact of their work.</p> <p>A mediation service should also be funded for residents who may see changes happen to their property but have little way of establishing the root cause of these without involving experts.</p>	This is beyond the scope of this Supplementary Planning Document (“SPD”). The SPD seeks to provide additional guidance focused primarily on existing planning policies in the Local Plan Strategy, policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.
DHSPD – 25 (Jones Homes NW Ltd)	General	<p>Planning Practice Guidance (“PPG”) makes clear that SPDs do not form part of the development plan. They are however a material consideration in decision making. The timing of the Draft SPD is questionable given that the Council has recently submitted its Site Allocations and Development Policies Document (“SADPD”) for examination. The SADPD is the more appropriate juncture for the Council to introduce a number of measures as they can be properly tested and scrutinised as part of the examination process. SADPD policies could well change through the examination process so delaying the SPD would remove the risk of any future conflict.</p>	<p>The SADPD has been submitted for public examination on the 29 April 2021, to assess whether the SADPD has been prepared in accordance with the legal and procedural requirements and is ‘sound’. Specific policy references to the SADPD, outside of the policy background section, have been removed from the SPD. The SADPD, once adopted, will provide policy guidance on a number of matters including housing mix, density and environmental standards, amongst other policy areas. The Housing SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.</p>
DHSPD – 17 (Historic England)	General	<p>Encourage the Council to consider including guidance on the historic environment in the Housing SPD.</p>	<p>The Housing SPD seeks to provide additional guidance focused on Local Plan Strategy policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.</p>

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DHSPD – 22 (Natural England)	General	<p><u>Biodiversity enhancement</u> The SPD could consider guidance on incorporating features which are beneficial to wildlife within development (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175 of the National Planning Policy Framework (“NPPF”, 2019)).</p> <p><u>Landscape enhancement</u> The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature.</p> <p><u>Protected species</u> Natural England has produced Standing Advice to help local planning authorities assess the impact of particular developments on protected or priority species.</p> <p><u>Strategic Environmental Assessment (SEA) /Habitats Regulations Assessment (HRA)</u> A SPD requires a SEA only in exceptional circumstances as set out in the PPG. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a SEA or HRA, you are required to</p>	<p><u>Biodiversity Enhancement</u> Comment noted. An additional paragraph has been added to section 5 of the final draft SPD (¶5.8).</p> <p><u>Landscape enhancement</u> Comment noted. An additional paragraph has been added to section 5 of the final draft SPD (¶5.2).</p> <p><u>Protected species:</u> Comment noted.</p> <p><u>Strategic Environmental Assessment / Habitats Regulations (SEA / HRA) Assessment</u> Comment noted. A screening exercise was undertaken on the initial draft of the SPD. The screening exercise concluded that a full Strategic Environmental Assessment or Habitats Regulations Assessment was not required. The screening exercise was consulted on, alongside the initial draft of the Housing SPD. The final</p>

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		consult Natural England at certain stages as set out in the PPG.	draft of the SPD is also supported by a SEA / HRA screening assessment.
DHSPD – 38 (Macclesfield Town Council)	General	Detail on the following is welcomed: Reference to existing Planning Policies, inclusion of key worker housing, meeting the needs of older persons, detail on affordable housing including ‘pepper potting’ and integration, meeting accessibility and wheelchair standards.	Specific policy references to the SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.
DHSPD – 41 (The Environment Agency)	General	No comment to make.	Noted.
DHSPD – 54 (CPRE)	General	The SPD should adhere to planning and environmental legislation (including the Environment Bill, working its way through Parliament) and the NPPF and PPG.	Noted. The SPD has been prepared to be consistent with the NPPF and PPG.
DHSPD – 18 (Prestbury Parish Council)	General	The SPD should make reference to ‘low density areas’ and include maps to highlight those locations. Follow the policy approach on low density areas as set out in the Macclesfield Local Plan.	The SPD seeks to provide additional guidance focused primarily on existing planning policies in the Local Plan Strategy, policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on matters including housing density (HOU 12). The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 53 (CPRE)	General	Local communities should steer the design of new homes through neighbourhood plans.	Neighbourhood Plans form part of the Development Plan and can establish non-strategic policies in relation to design and other matters. The Council provides support to groups that decide to prepare a

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			Neighbourhood Plan. Further information can be accessed on the Council's website - Neighbourhood Planning (cheshireeast.gov.uk) .
DHSPD – 49 (CPRE)	General	Covid has re-emphasised the importance of local green space for biodiversity and health / well-being.	Additional text has been added to (section 6:- design and layout of schemes, involving affordable homes section (paragraph 6.41)), to further emphasise the importance of access to local green space.
DHSPD – 68 (Gladman Developments Ltd)	General	SPDs are not subject to the same degree of consultation and examination as policies contained in Local Plans. SPDs cannot be used as a fast-track mechanism to set policies.	References to specific policies contained in the emerging SADPD have been removed from the SPD. The focus of the housing SPD is on providing additional guidance on the implementation of policies SC4 'residential mix', SC5 'affordable homes' & SC6 'rural exceptions housing for local needs' of the LPS.
DHSPD – 66 (Holmes Chapel Parish Council)	General	The SPD makes no mention of site maintenance, especially for play areas and green spaces. It should provide guidance on the minimum responsibilities of a maintenance company, including how local residents can be involved through a joint site committee.	An additional paragraph has been added to section 5 (paragraph 5.11) of the SPD to management and maintenance of services and facilities.
DHSPD – 83 (Barton Willmore on behalf of Anwyl Homes)	General	The SPD should be less prescriptive and should instead allow for greater flexibility which takes account of local and up to date market data and demand.	The SPD seeks to provide additional guidance on the implementation of policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 102 (South Knutsford Residents Group)	General	Premature to issue this guidance without the SADPD being adopted. Guidance needed on density in the SPD, what constitutes 'low density' and clarification of where precisely these 'low density' areas are.	The SPD seeks to provide additional guidance focused primarily on existing planning policies in the Local Plan Strategy, policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The emerging SADPD contains a policy on housing density (HOU 12) which is intended to provide

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			additional non-strategic guidance. The approach set out in the emerging SADPD policy HOU 12 ('housing density') will be considered during the examination on the SADPD.
DHSPD – 102 (South Knutsford Residents Group)	General	Having accepted the need to reverse climate change trends, it is not good enough to accept the minimum requirements for heating and lighting. Sustainability is not just walking and cycling distances or public transport availability.	Section 4 (environmental impacts of housing) emphasises relevant LPS policies that seek to improve the overall sustainability of development in the borough.
DHSPD – 123 (Defence Infrastructure Organisation)	General	The Defence Infrastructure Organisation safeguarding area of interest are BAE Radway Green and impacts on RAF Tern Hill. The MOD would wish to be consulted, in line with paragraph 95 of the NPPF, statutory provisions (Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and safeguarding maps on any proposed development within the Cheshire East Draft Housing Supplementary Planning Document which consists of structures or buildings within the Statutory Safeguarding Zone surrounding BAE Radway Green or any development which includes schemes that might result in the creation of attractive environments for large and flocking bird species hazardous to aviation.	The SPD does not propose sites for development in itself. It seeks to provide additional guidance on existing planing policies. Additional wording has been added to the section that refers to SUDs (paragraph 5.10).
DHSPD – 124 (E Etherton)	General	Affordable housing should be first. No houses / flats should be built without solar panels. There should be more attention to building safety and inspectors. The environment should be protected too.	The SPD is providing additional guidance on the provision of affordable homes in the borough. Section 5 of the SPD includes references to the environmental impacts of housing.
DHSPD – 84 (Aylward)	Paragraph 1.1	SPDs should only provide detail and clarity to existing adopted development plan documents. The draft SPD	The SPD seeks to provide additional guidance on the implementation of policies SC4 'residential mix', SC5

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Planning on behalf of Cashtal Properties)		aligns with the SADPD which has not yet been examined. The SPD should be postponed until the adoption of the SADPD, or at the earliest to follow the completion of the hearing sessions.	‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’. References to policies in the emerging SADPD have been removed. The emerging SADPD has now been submitted for public examination and the content of the SADPD will be considered through that process.
DHSPD – 101 (Poynton Town Council)	Paragraph 1.1	Support for the retention of Green Belt. Support for the SPD approach to housing mix, affordable housing (paragraph 9.33). The town council could not support any exception sites in the Green Belt within the Poynton area. Development for the various types of housing development discussed in the draft SPD should either be on brownfield sites or allocated housing sites as set out in the Cheshire East Local Plan and the Poynton Neighbourhood Plan.	The support for the retention of the Green Belt is noted. The SPD provides additional guidance on the circumstances where rural exception housing for local needs may be justified in the borough. The role of the SPD is not to allocate sites. The SPD seeks to build on policies in the LPS to provide additional guidance on the implementation of policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’.
DHSPD – 117 (RPS on behalf of IM Land)	Paragraph 2.2	SPDs must not seek to introduce new policy, add to or change in any way existing criteria or wording within an adopted policy, or seek to provide guidance that relates to emerging policies (as these do not yet form part of the development plan). The related wording should be removed from the SPD until the SADPD forms part of the development plan (following public examination).	The SPD seeks to build on policies in the LPS to provide additional guidance on the implementation of policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’. References to policies in the emerging SADPD have been removed. The SADPD has now been submitted for public examination and its content will be considered through that process.
DHSPD – 44 (CPRE)	Paragraph 2.5	LPS Policy PG3: Green Belt seeks to avoid inappropriate development in protected areas. Reference in the representation made to the five purposes of Green Belt.	Noted.
DHSPD – 45 (CPRE)	Paragraph 2.5	The Council should avoid over-planning for housing as failure against the Housing Delivery Test results in more greenfield land (even in Green Belt areas) being lost. The	SPDs add further detail to the policies in the Local Plan. They are capable of being a material consideration in planning decisions but are not part of

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		overall quantum of housing identified should therefore be reasonable. It is recommended best practice that up-to-date population data from the Office of National Statistics be relied upon to achieve more accurate household projections.	the development plan. Matters such as the overall quantum of housing to be delivered is an matter for the Local Plan as a whole to consider. Policy PG1 (overall development strategy) in the adopted Local Plan Strategy sets the overall housing requirement in Cheshire East as 36,000 homes between 2010-2030.
DHSPD – 105 (South Knutsford Residents Group)	Paragraph 2.5	The LPS overestimated the housing need and, as a result too much Green Belt has been safeguarded for future development. When a CELPS review is undertaken, the Authority should reinstate areas which are no longer required in relation to housing need. The SPD requires strengthening to restrict piecemeal developments in otherwise open countryside, Green Belt or not.	SPDs are not part of the development plan and do not set policies. Matters such as the quantum of safeguarded land are for the Local Plan and are beyond the scope of this SPD.
DHSPD – 106 (South Knutsford Residents Group)	Paragraph 2.8	Neighbourhood Plans (“NPs”) are generally given sufficient weight in deciding strategic site applications, they receive less consideration when evaluating smaller applications, such as backland and tandem development, or NP requirements in materials or design of replacement or extensions to properties.	Neighbourhood Plans form part of the development plan and are used by decision takers in determining planning applications. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004). The Council provides support to groups that decide to prepare a Neighbourhood Plan. Further information can be accessed on the Council’s website - Neighbourhood Planning (cheshireeast.gov.uk) .
DHSPD – 85 (Aylward Planning on behalf of Cashtal	Paragraph 2.10 & Paragraph 2.17	The broader adoption of "First Homes" alongside other documents, including the draft SPD on Biodiversity Net Gain (“BNG”) need to be considered. This is particularly important in the context of viability, as the "policy on" implications of BNG need to be "baked in" to the	Additional text has been added to the draft Housing SPD on First Homes (section 6.24 – 6.33). The draft Housing SPD makes reference to the SPD pages on the Council’s website, which include a list of adopted SPDs. The draft Housing SPD should not refer

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Properties Ltd)		consideration of the extent of affordable housing. The timing of this consultation is poorly judged and should follow the adoption of the SADPD and be underpinned by robust viability analysis.	to SPDs, in draft form, until such time that they are adopted by the Council. Criterion 7 of LPS policy SC5 'affordable homes' notes that in exceptional circumstances, where scheme viability may be affected, developers are expected to provide viability assessments to demonstrate alternative affordable housing provision.
DHSPD – 113 (Pearce Planning on behalf of Cognatum Developments Ltd)	Paragraph 2.11	The next iteration of the housing SPD should only be published after the SADPD examination to ensure all matters arising from the examination process can be considered. Several of the policies referenced may well be subject to challenge and change.	Specific policy references to the emerging SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 118 (RPS on behalf of IM Land)	Paragraph 2.11	Until the SADPD is adopted, any proposed standards or other guidance relating to the SADPD should be deleted from the SPD. The detailed guidance set out in the Housing SPD should only relate to the policies of the adopted development plan.	Specific policy references to the emerging SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD - 93 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 2.13	The SPD should not be adopted or used for development management purposes in advance of the adoption of the SADPD.	Specific policy references to the emerging SADPD have been removed from the SPD. The SPD seeks to provide additional guidance on Local Plan Strategy policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 19 (Prestbury Parish Council)	Paragraph 2.16	The draft housing SPD needs to be updated to reflect proposals on First Homes and developer contributions.	Text has been included in the draft Housing SPD on the Council's position on First Homes (section 6.24 – 6.33).

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DHSPD – 26 / 27 (Jones Homes NW Ltd)	Paragraph 4.1 & 5.1	Section 4 simply refers to other guidance which is unnecessary. It should be deleted.	Section 4 (CIL) and the guidance on CIL has been amended to 'signpost' the reader to the CIL pages on the Council's website. Guidance on CIL has been moved to section 3 (applying for planning permission).
DHSPD – 87 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 4.1	The policy direction from the emerging SPDs (Housing and Biodiversity Net Gain) as well as the First Homes agenda are inconsistent with the adopted LPS and the viability evidence which underpinned the previous Community Infrastructure Levy Examination process. It may be prudent to consider the need to review the CIL Charging Schedule in the light of these new policy objectives.	CIL came into effect in the borough from the 01 March 2019. CIL is separate to the purpose and scope of this SPD. Criterion 7 of LPS policy SC5 'affordable homes' notes that in exceptional circumstances, where scheme viability may be affected, developers are expected to provide viability assessments to demonstrate alternative affordable housing provision.
DHSPD – 67 (Holmes Chapel Parish Council)	Paragraph 4.1	Further guidance would be useful as a reference to where CIL and S106 may apply for new developments.	Detailed information and guidance is available on the Council's website relating to CIL including the relevant forms and associated matters. Website links to this guidance is included in the SPD. Guidance on CIL has been moved to Section 3 (applying for planning permission).
DHSPD – 108 (South Knutsford Residents Group)	Paragraph 4.1	What qualifies for CIL and what for S106 should be set out clearly in one place.	
DHSPD – 94 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 5.1	In terms of housing design, this is already set out in the Residential Design Guide SPD. This section of the draft SPD should therefore be removed.	The section on housing design has been removed from the SPD following a review of comments received to the initial draft of the document. The SPD is focused on providing additional guidance, focused on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.

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DHSPD – 20 (Prestbury Parish Council)	Paragraph 5.1 & 5.4	There should be a commitment in the SPD that CEC will start work without delay on a detailed design code in concert with Town and Parish Councils, neighbourhood plan groups, Civic and Amenity Societies and heritage groups. There should also be a commitment in the SPD to review and update extant Village Design Statements without communities having to start them again from scratch.	The section on housing design has been removed from the SPD following a review of comments received to the initial draft of the document. The SPD is focused on LPS policies SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exceptions housing for local needs’. The LPS, when read alongside the residential design guide and policies contained in the SADPD, (once adopted) provide for additional guidance on design related matters.
DHSPD – 20 (Prestbury Parish Council)	Paragraph 5.1 & 5.4	Density, mass and spaces between buildings are critical design features and should be referenced in the design principles policy in the SADPD (GEN 1).	This is a comment that relates to the SADPD which has been submitted for public examination on the 29 April 2021. A similar comment has been made to the SADPD. The SADPD, alongside representations made on the document will be considered during the examination hearing sessions, in due course.
DHSPD – 51 (CPRE)	Paragraph 5.1	New houses should be served by reliable public transport to drive down car dependency. Footpaths and cycleways should be designed into new housing developments to promote good health and well-being. The Housing SPD should support well designed 20-minute walkable neighbourhoods.	New text has been added (in paragraph 5.5) of the document regarding access to transport and the concept of the 20 minute neighbourhood.
DHSPD – 51 (CPRE)	Paragraph 5.1	Rural landscapes are enriching and have endured through good town and country planning principles. New housing, where appropriate, should respect the receiving environment and be sensitively designed.	Noted.

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DHSPD – 51 (CPRE)	Paragraph 5.1	Tranquillity is an important rural characteristic and quiet spaces should be ensured in all new developments. Lighting schemes should avoid night-time light pollution.	Reference to lighting schemes avoiding night-time light pollution has been added to Paragraph 5.8 of the SPD.
DHSPD – 47 (CPRE)	Paragraph 5.1	Higher density should be encouraged in town centres and at transport hubs to make more effective use of land as set out section 11 of the NPPF. Density should suit the receiving environment and not adversely impact on the local heritage and landscape character.	Noted. The SPD is focused on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The emerging SADPD contains a policy on housing density (HOU 12) which is intended to provide additional non-strategic guidance. The approach set out in the emerging SADPD policy HOU 12 ('housing density') will be considered during its public examination.
DHSPD – 51 (CPRE)	Paragraph 5.1	Green Infrastructure - new development should ensure that adequate landscape and ecological mitigation is incorporated with Tree Preservation Order (TPO) Trees and important hedgerows retained.	Noted. A reference has been added to paragraph 5.2 of the SPD.
DHSPD – 63 (Holmes Chapel Parish Council)	Paragraph 5.1	The SPD should include references to local Design Guides that reflect local character and not assume that the 'one- size-fits-all approach is acceptable.	The SPD makes appropriate references to design related guidance including the Residential Design Guide and the Building for Life design framework, as examples.
DHSPD – 109 (South Knutsford Residents Group)	Paragraph 5.1	Support for the strengthening of the Borough Design Guide by a more detailed Design Code as an additional SPD, especially for heritage buildings and assets like conservation areas. These SPDs are commonplace in many other authorities with heritage assets to protect. This SPD needs to say more about rural landscapes. The	The focus and scope of this SPD is on providing additional guidance on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'. The LPS, when read alongside the residential design guide and policies contained in the SADPD, (once adopted) provide for additional guidance on design related matters.

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		SPD should have firmer statements about the protection of urban as well as rural hedges.	
DHSPD – 50 (CPRE)	Paragraph 5.2	Pleased to see that in new development 'Building for Life' standards are expected. The government published the National Design Guide in October 2019 emphasising characteristics of good design and in January 2021 a checklist of design principles, both are useful to achieving good design.	Noted.
DHSPD – 64 (Holmes Chapel Parish Council)	Paragraph 6.1	The reference to “an appropriate range and mix of housing” should be caveated with a statement that this must relate to the local areas needs and not the Borough as a whole. There should be more guidance on housing suitable for older persons to avoid an area becoming predominately of this type of housing so that local infrastructure and facilities can be sustainable.	The SPD is considered to be reflective of the policy intentions of the Local Plan Strategy on Housing Mix. Section 8 of the SPD considers additional guidance on Specialist, supported living and older person housing.
DHSPD – 46 (CPRE)	Paragraph 6.1	The mix / type of housing developed should reflect the ageing population. 12.3% more one-person households are anticipated. - 8.5% reduction in the number of homes with dependent children.	
DHSPD – 2 (Alan Murdoch)	Paragraph 6.1	Frustrating to see planning granted on sites based on housing need then developed with mainly large detached houses rather than the first or second hand buyer houses which are required - a policy to specify the proportion of each house type is most welcome.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD includes a policy on housing mix and has now been submitted for public examination and its policies will be considered through that process.
DHSPD – 122 (Savills on behalf of Housing	Paragraph 6.1	Disparity between what developers are delivering when led by market demand without a prescriptive housing mix policy. Any reference to a prescriptive housing mix should therefore be removed from the SPD and policy.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD includes a policy on housing mix and

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Consortium including Taylor Wimpey, Barratt David Wilson, Redrow Homes, Bloor Homes, Bellway Homes, Miller Homes, Story Homes, Jones, Homes, Castle Green Homes)		<p>SPD should be suitably flexible to allow for actual market demand evidence, the variation in housing demand across the borough, and any future changes to market demand that may occur over the plan period.</p> <p>The Cheshire East Residential Mix Assessment (2019) proposes a market housing mix dominated by 2 and 3 bed homes. There are a number of shortcomings with this data:</p> <ul style="list-style-type: none"> • The mix for the market homes is poorly evidenced with a focus on affordable homes. • The housing mix is based on the ORS Housing (Mix) Model, which cannot be tested or verified. • Evidence base focused on data from the 2011 Census which is now 10 years old. • The demographics considered are based on age and projections and do not consider the property preferences of different groups. • Affordability of ownership is not such an issue in Cheshire East as it is elsewhere. The proposed housing mix results in less site coverage, which does not serve to optimise site density and delivery. The SPD is attempting to impose a housing mix that creates additional financial burden associated with development, which contravenes the requirements of an SPD. <p>“Housing developments should not be dominated by large dwellings (four or five bedrooms) which are unlikely to meet the borough’s housing needs”, should be removed from paragraph 6.1. The appropriateness of the housing mix should be assessed on a case by case basis</p>	<p>has now been submitted for public examination and its policies will be considered through that process.</p> <p>Additional wording has been added to the SPD on housing mix to make clear that schemes are considered on a case by case basis but it is unlikely that development proposals will be supported when dominated by large dwellings.</p>

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DHSPD – 28 (Jones Homes NW Ltd)	Paragraph 6.1	Section 6 deals with housing mix and appears to be introducing policy which is being brought forward through the SADPD. This should be delayed until it can be properly examined through the SADPD process.	References to policies included in the emerging SADPD have been removed from the SPD.
DHSPD – 110 (South Knutsford Residents Group)	Paragraph 6.1	The Housing Mix as defined in the SPD is not sufficiently fine-grained as to reflect the differing needs of parts of the Borough.	The SPD provides additional guidance on the existing policy context in LPS policy SC4 'residential mix'.
DHSPD – 69 (Gladman Developments Ltd)	Paragraph 6.1	Requirements relating to housing mix should support a flexible approach, which recognises that needs and demands will vary in different locations across the borough and may also change throughout the course of the plan period. It is imperative that development proposals can respond to local circumstances with regards to the latest evidence of need rather than having to deliver a rigid housing mix set out in policy.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD includes a policy on housing mix and has now been submitted for public examination and its policies will be considered through that process.
DHSPD – 77 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 6.1	The Council should be seeking to deliver an appropriate range and mix of housing for its residents. However, it should not be up to the Council to restrict or prohibit larger dwellings (four or five bedrooms) if this is what the market demand for the local area requires.	Additional wording has been added to the SPD on housing mix to make clear that schemes are considered on a case by case basis but it is unlikely that development proposals will be supported when dominated by large dwellings.
DHSPD – 116 (Hollins Strategic Land)	Paragraph 6.1	Market conditions are an important consideration when determining a housing mix. The draft Housing SPD fails to acknowledge this. Lancaster City Council Local Plan and its Inspector acknowledged the importance of market conditions and included the following text "there will be other important site-specific factors such as area specific needs, market conditions etc." Having this within the SPD	References to policies included in the emerging SADPD have been removed from the SPD.

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		guarantees that such factors are taken into account when formalising the mix of a development.	
DHSPD – 4 (Alan Murdoch)	Table 6.1 – indicative house type and sizes	Support.	Noted.
DHSPD – 121 (Savills on behalf of Housing Consortium including Taylor Wimpey, Barratt David Wilson, Redrow Homes, Bloor Homes, Bellway Homes, Miller Homes, Story Homes, Jones, Homes, Castle Green Homes)	Table 6.1 – indicative house type and sizes	Table 6.1 of the Draft Housing SPD should be deleted as there is a clear intention for this to form policy and not guidance. The adoption of a restrictive housing mix which represents a financial burden, is not appropriate. If Table 6.1 is to be retained within the Draft SPD, it should be updated to reflect accurate housing demand. Given that the housing mix within the SPD is identical to the housing mix consulted upon as part of the 2019 Publication Draft SADPD, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the adoption statement should refer to comments received during that consultation in addition to the ongoing consultation, and how such comments were addressed.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.

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DHSPD – 95 (Emery Planning on behalf of Bloor Homes Ltd)	Table 6.1 – indicative house type and sizes	<p>Table 6.1 refers to the emerging SADPD and policy HOU 1 'Housing Mix'. Comments provided to the SADPD relating to policy HOU 1 are provided below:-</p> <p>-Draft Policy HOU1 is informed by the Cheshire East Residential Mix Study 2019. This study does not assess housing required in particular locations or settlements. It does not detail how the proposed mix in relation to market housing has been arrived at.</p> <p>-There is no evidence to suggest that the data accurately reflects the needs of the current or future population (factoring in demand and habits). The COVID-19 pandemic has forced people to homework which often results in the need for an additional bedroom to be utilised as a home office space.</p> <p>-The demographic-based projections produced by the Residential Mix Study fail to consider the full picture and do not accurately reflect market demand. We recommend a flexible approach is taken regarding housing mix which recognises that needs and demand will vary from area to area and site to site; ensures the scheme is viable; and provides an appropriate mix for the location.</p>	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 3 (Alan Murdoch)	Paragraph 6.3	Support for this paragraph.	Noted.
DHSPD – 88 (Aylward Planning on behalf of Cashtal)	Paragraph 6.4	The draft Housing SPD is seeking to align with the emerging SADPD rather than the adopted Local Plan Strategy. The SADPD has not yet been under Examination. The consultation is poorly judged and should either be "stayed" until the SADPD is adopted or	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the

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Properties Ltd)		fundamentally changed in tone to align with the adopted LPS.	SADPD policy will be considered during the SADPD examination.
DHSPD – 119 (RPS on behalf of IM Land)	Paragraph 6.4	The SPD suggests that applicants should ‘make reference’ to SADPD policy HOU1. It is unclear whether Policy HOU1 will remain intact following the SADPD examination process. Concerns with Policy HOU 1 include overly prescriptive and provides no flexibility. Important that policy HOU 1 is workable and flexible. The collection of evidence required by this policy is onerous, and will be very time-consuming and require specialists to be employed. Developers are best placed to ensure that the most effective mix is proposed on a site by site basis, having regard to its location, the market it serves and the need to maximise viability to try and meet other requirements such as affordable housing. The evidence required to support the housing mix should therefore be proportionate. Consequently, until such time as Policy HOU.1 has been adopted, any guidance in the SPD relating to it should be deleted.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 78 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 6.4	1. Reflection of market in local area - the imposition of a generic mix raises the danger of developments that both do not fit with the local character, density, the demands of the local market. 2. Not appropriately evidenced - the Council’s indicative housing mix is based upon the Cheshire East Residential Mix Assessment (2019). This document is heavily focussed on affordable housing need. The source of this information is from the ‘ORS Housing Model’ and its methodology and findings are not clearly evidenced.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.

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		<p>Covid-19 has meant that people are seeking larger homes to accommodate for more home working.</p> <p>3. Impact on delivery of new homes - a market facing mix will ultimately assist in the delivery of homes</p> <p>4. Impact on development finance and planning obligations - not clear whether the housing mix has been subject to viability testing.</p> <p>5. Design and accordance with character - the imposition of a mix that result in a more sparse or denser layout than represented in the wider character. Policy SC4 (Residential Mix) of the LPS is in accordance with the NPPF precisely because it makes no reference to a predetermined mix.</p> <p>The Housing SPD and HOU1 of the SADPD should be more aligned with Policy SC4 of the adopted Local Plan Strategy which does not seek to prescribe a pre-determined housing mix.</p>	
DHSPD – 120 (RPS on behalf of IM Land)	Paragraph 7.1	<p>The SPD makes reference to emerging draft SADPD Policy HOU.6 ‘accessibility and wheelchair standards’. It is unclear whether the Policy will remain intact following the SADPD examination process. Consequently, until such time as Policy HOU.6 has been adopted, any guidance in the SPD relating to it should also be deleted. Concerns with Policy HOU 6 - CEC need to have very strong evidence to justify why major developments provide at least 30% of housing at M4(2) standards, and 6% at M4(3) standards. The Council’s evidence to support Policy HOU.6 ‘accessibility and wheelchair standards’ can be found within the Housing Option Technical Standards Paper. This does little to support the</p>	<p>References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.</p>

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		need for the additional optional standards; nor does it cover all the requirements set out within the PPG, such as the accessibility and adaptability of the existing stock, the size, location, type and quality of dwellings and the viability of the requirements. The evidence does not justify specific policy standards as set out in Policy HOU 6.	
DHSPD – 96 (Emery Planning on behalf of Bloor Homes Ltd)	Table 7.1	The draft SPD cross refers to draft policy HOU6 of the SADPD. In respect of policy HOU 6, the evidence in the Residential Mix Assessment does not support 30% of all new dwellings to meet M4(2) standard. The draft policy HOU6 is also inconsistent with the NPPG, which is clear that the requirement for wheelchair accessible homes (i.e. M4(3) standard) should only be applied to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. The proposed approach is inconsistent with the application of CIL in Cheshire East. The SADPD evidence base includes a report entitled 'Nationally Described Space Standards' 'NDSS'. However, the report does not identify a need, and it provides no local justification for applying the NDSS in Cheshire East. The SPD should not proceed until these given outstanding objections to draft policy HOU6 have been considered and addressed through the examination of the SADPD.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 80 (Barton Willmore on behalf of	Paragraph 7.1	The Council's evidence as set out in the Cheshire East Housing Development Study 2015 does not identify a need to use the optional technical standards and object to this requirement. The standards are not fully justified	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing

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Anwyl Homes)		nor consistent with national policy and should be modified to recognise market demand and site-specific circumstances. As such, Policy HOU6 and the Housing SPD should be modified so that accessibility and wheelchair standards for major housing developments and specialist housing for older people should be agreed on a case by case basis with up to date market evidence provided by applicants to determine if the needs is viable and justified.	related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 29 (Jones Homes NW Ltd)	Paragraph 7.1	Section 7 seeks to introduce measures in respect of Housing Standards and Environmental Impacts of Housing. Whilst such measures should be encouraged, they should be introduced through the SADPD where they can be properly scrutinised.	References to policies included in the emerging SADPD have been removed from the SPD. The emerging SADPD, once adopted, will provide additional non-strategic policy guidance on a number of housing related matters. The content and approach of the SADPD policy will be considered during the SADPD examination.
DHSPD – 39 (Macclesfield Town Council)	Table 8.1	CEC recognises that there is a climate emergency. All applicants should have a duty to meet energy and renewable standards or offset elsewhere in the local area.	Noted. Section 5 (Environmental Impacts of Housing) in the SPD appropriately refers to the policy context on renewable and low carbon energy from the LPS.
DHSPD – 42 (CPRE)	Paragraph 8.1 & Table 8.1	<p>Pleased to note reference to the declared climate emergency and related aim to be Carbon Neutral by 2025. Recommend that it is part of the introduction.</p> <p>Applicants are rightly encouraged to reduce their carbon footprint where possible, but it is the spatial location that</p>	<p>Table 8.1 has been removed from the SPD as it relates to an emerging policy in the SADPD. References to policies included in the emerging SADPD have been removed from the SPD.</p> <p>References to national carbon reduction targets have been added to section 5 of the SPD for additional context.</p>

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		<p>has the significant impact, and then issues such as the design, construction and occupation of homes.</p> <p>We support the use of the energy hierarchy set out in LPS policy SE9 (energy efficient development). The Government has recently toughened its carbon reduction targets (to reduce carbon emissions by 78% based on 1990 levels by 2035) and its intention to introduce the new targets into law in June 2021. We welcome the purpose of Table 8.1 Draft Energy and Renewable Standards, but considering the toughened targets, ask if more ambition should be applied to quicken the pace of carbon zero housing development delivery.</p>	
DHSPD – 21 (Prestbury Parish Council)	Paragraph 8.1	<p>This section should make reference to the UK government's toughening of its carbon reduction targets (to reduce carbon emissions by 78% based on 1990 levels by 2035) and its intention to introduce the new targets into law in June 2021. Pointing out that home heating accounts for 15% of all carbon emissions, the government lauds the use of air and ground heat pumps which are not mentioned in the SPD. There should be references to the new national commitment and to heat pumps. Also, we would suggest that the word 'decentralised' is dropped from bullet no. 2 in this paragraph. District heating networks can be ideal solutions in urban areas. They need to be recognised.</p>	<p>Text has been added to the SPD (in ¶ 5.1) to reflect the current position re carbon emission targets in the UK.</p> <p>References have inserted into the SPD to the Council's Environment Strategy (2020 – 2024) which notes that 20% of greenhouse gas emissions is generated from homes. Reference has also been made to heat pumps.</p> <p>The reference to 'decentralised' in the SPD is considered to appropriately reflect the opportunities provided for by heat sources, particularly in urban areas.</p>
DHSPD – 89 (Aylward	Paragraph 8.1	<p>This section introduces the Climate Emergency which is another material change from the policy framework from</p>	<p>References to policies included in the emerging SADPD have been removed from the SPD. However,</p>

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Planning on behalf of Cashtal Properties Ltd)		the adopted LPS and would be more closely aligned with the emerging SADPD. The objectives and strategy outlined in Section 8 is clearly important and needs to be evidenced as part of the forthcoming Examination for the SADPD. Only take forward a new housing SPD once the emerging policy position in the SADPD has been tested and adopted. Could otherwise have unintended consequences upon delivery of new homes.	the Council has declared a climate emergency and policies contained within the LPS, as emphasised in the draft Housing SPD can assist in the aim of reducing the environmental impact of housing in the borough.
DHSPD – 30 (Jones Homes NW Ltd)	Paragraph 8.1	Section 8 seeks to introduce measures in respect of Housing Standards and environmental impacts of Housing. Whilst such measures should be encouraged, it is considered that they should be introduced through the SADPD where they can be properly scrutinised.	References to policies included in the emerging SADPD have been removed from the SPD. The content and approach of policies contained in the SADPD will be considered during the SADPD examination.
DHSPD – 111 (South Knutsford Residents Group)	Paragraph 8.1	Having accepted the need to reverse climate change trends, it is not good enough to accept the minimum requirements for heating and lighting. Sustainability is not just walking and cycling distances or public transport availability.	Policies contained within the LPS, as emphasised in the draft Housing SPD can assist in the aim of reducing the environmental impact of housing in the borough.
DHSPD – 18 (Prestbury Parish Council)	Paragraph 8.1 & 8.2	Applicants are merely "encouraged" to reduce their carbon footprint (para. 8.1) and they are merely "expected to consider" sustainable development principles (para. 8.2). The wording needs to be strengthened.	The SPD seeks to provide additional guidance on existing and adopted planning policies. The SPD, in itself, cannot create new planning policies.
DHSPD – 57 (Manchester	Paragraph 8.4	Under the terms of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002 (brought into effect by DfT/ODPM	Text has been added to paragraph 8.4 (now paragraph 5.10) to reflect the wording proposed by the consultee.

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Airport Group)		<p>Circular 1/2003) Manchester Airport Group (MAG) is the statutory Aerodrome Safeguarding Authority (ASA) for Manchester Airport (the airport). Development within specific zones or of specific type will be referred to the Safeguarding Authority through the usual planning application consultation process. It should be noted that under the terms of the above Direction and Circular, failure of the Local Planning Authority to take account of the views of the Safeguarding Authority in reaching its decision will result in a referral to the Secretary of State.</p> <p>Paragraph 8.4 refers to the deployment of SUDS to mitigate surface water drainage issues. It should be noted that the ASA and the Local Planning Authority are obligated under the terms of the Direction / Circular to avoid increasing the risk of bird-strike hazard within a 13km zone around the airport and the provision of increased surface water features has the potential to increase the risk of bird-strike hazard in the vicinity of the airport. Any such SUDS provision should therefore be subject to consultation with the ASA and their recommendations taken on board. The paragraph should therefore add in a proviso at the end of the final sentence “subject to the views of the Aerodrome Safeguarding Authority being sought if the SUDS provision is within the 13km bird-strike hazard consultation zone for Manchester Airport.”</p>	
DHSPD – 99 (Emery	Paragraph 8.5	Paragraph 8.5 refers to draft SADPD Policy ENV7 ‘climate change’. Representations made to policy ENV7	References to policies included in the emerging SADPD have been removed from the SPD

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Planning on behalf of Bloor Homes Ltd)		of the SADPD, noting that the requirements of the policy are inconsistent with national planning policy and guidance (Paragraph: 012 Reference ID: 6-012-20190315)). Requiring developers to comply with additional technical standards will inevitably have a negative viability impact. Furthermore, CIL was introduced based on the costs of policy requirements established through the CELPS. The SADPD and SPD seek to introduce additional requirements at significant cost. It is fundamentally flawed to introduce additional standards which have a negative impact upon viability, but not revisit CIL. Therefore, the requirements currently set out under policy ENV7 in respect of climate change mitigation and adaptation should be set out within the SPD as optional measures which developers are encouraged to deliver to assist the council in meeting its climate change objectives.	
DHSPD – 57 (Manchester Airport Group)	Paragraph 8.5	There is potential for radar flicker being created by wind-turbines and for glint and glare issues to arise from solar photo-voltaic. Both therefore have the potential to affect aviation safety. In respect of wind-turbines the Direction / Circular sets out that the Aerodrome Safeguarding Authority should be consulted on any proposals within a 30km radius of the airport. Assessment of solar arrays are much more on a case by case basis and will depend on the location / orientation of any array in relation to the approach or departure paths of aircraft using the airport. It would be useful to add a qualifier to the paragraph within the table stating that “The views of the Aerodrome	Text has been added to paragraph 8.5 (now paragraph 5.3) to reflect the wording proposed by the consultee.

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		Safeguarding Authority should be sought in respect of wind-turbine or solar photo-voltaic installations.”	
DHSPD – 40 (Macclesfield Town Council)	Paragraph 8.5	A new paragraph should be added with a cross reference to draft SADPD policy INF3 ‘Highway Safety and Access’ and electric charging infrastructure for new dwellings.	A paragraph has been added to the SPD on electric charging infrastructure for new dwellings. The reference is consistent with LPS policy CO2 ‘Enabling business growth through transport infrastructure’, point 2 (vi)
DHSPD – 112 (South Knutsford Residents Group)	Paragraph 9.1	Support the First Homes Policy and any means to ensure that affordable homes are available for successive generations. A due proportion of affordable homes should be allocated within redevelopment schemes in towns to ensure that such householders and their families can benefit from the facilities and services in a town centre.	The Council’s position on First Homes has been included in the SPD (paragraphs 6.24 – 6.33).
DHSPD – 65 (Holmes Chapel Parish Council)	Paragraph 9.1	There should be greater guidance if a developer wanted to build more affordable homes in an area which is not justified or sustainable.	The purpose and scope of the Housing SPD is provide additional guidance on existing planning policies, SC4 ‘residential mix’, SC5 ‘affordable homes’ and SC6 ‘rural exception housing for local needs’.
DHSPD – 100 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 9.1	The LPAs policy in respect of affordable housing should be reviewed through the SADPD to reflect national policy and the requirement for First Homes. The draft SPD should be updated to reflect the Ministerial Statement published on 24th May 2021 and the guidance provided within the NPPG. The Ministerial Statement is clear that where local plans do not benefit from specific transitional arrangements, LPAs should make clear how existing policies should be interpreted in the light of the First Homes requirements and should form part of the SPD.	The Council’s position on First Homes has been included in the SPD (paragraphs 6.24 – 6.33).

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DHSPD – 70 (Gladman Developments Ltd)	Paragraph 9.1	Requirements relating to affordable housing tenure mix should be sufficiently flexible and be able to respond to the latest evidence on affordable housing tenure. Welcome to commitment to further guidance on proposals for First Homes prior to the adoption of the SPD. The introduction of First Homes offers a significant opportunity to boost affordable home ownership within the borough.	The Council's position on First Homes has been included in the SPD (paragraphs 6.24 – 6.33).
DHSPD – 5 (Alan Murdoch)	Paragraph 9.4	Agree but why a higher threshold in Key Service Centres. A standard threshold for all areas would be more appropriate.	The affordable housing thresholds are established in policy SC5 'affordable homes'. The 30% threshold applies to Key Service Centres but also to the Principal Towns of Crewe and Macclesfield.
DHSPD – 31 & 33 (Jones Homes NW Ltd)	Paragraph 9.7 & 9.12	Rounding up to the nearest whole number? Above 0.5 round up, below 0.5 round down should be applied. In paragraph 9.12, Council will round up or down to the nearest whole number. This needs to apply to paragraph 9.7 also.	The rounding up to the nearest whole number in relation to affordable housing requirements is to ensure that the full 30% requirement is met in line with the thresholds set out in policy LPS SC5 'affordable homes'.
DHSPD – 90 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 9.7	This paragraph suggests that where the affordable requirement would not result in an integer number, that it should be rounded up. That approach is entirely inconsistent with the Government's published position (notably through the August 2020 consultation on "Changes to the Current Planning System") which is that it should be rounded to the nearest whole number.	The rounding up to the nearest whole number in relation to affordable housing requirements is to ensure that the full 30% requirement is met in line with the thresholds set out in policy LPS SC5 'affordable homes'.
DHSPD – 81 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 9.9	The Council currently seeks a split of 65% affordable/social rented housing and 35% intermediate affordable housing. Our client considers that prescribing this tenure split is too rigid, however welcomes the flexibility in Paragraph 9.10 of the Housing SPD which says the Council will seek the balance of housing which	Noted.

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		best meets local needs and site characteristics and applicants should provide justification if they seek a different tenure split. We recommend a more flexible approach should be adopted by the Council whereby developers should provide a tenure mix to meet local needs based on up to date evidence.	
DHSPD – 32 (Jones Homes NW Ltd)	Paragraph 9.10	More Intermediate units needed, particularly if sold to Registered Providers (RP). RP's allow a purchaser to buy from 25% up to 75% of a property's value and to pay rent on the remaining proportion, allowing young couples and families to get a foot on the housing ladder where it would not be possible for an open market unit. Low deposit and very favourable rent terms are appealing to a wide range of people.	Noted.
DHSPD – 58 (Peaks and Plains Housing Trust)	Paragraph 9.10	As a Registered Provider, we support the Council's preferred mix of 65% affordable (or social) rent housing and 35% intermediate affordable housing. We consider this currently provides an appropriate balance that generally meets local needs.	Noted.
DHSPD – 6 (Alan Murdoch)	Paragraph 9.11	Support	Noted.
DHSPD – 98 (Homes England)	Paragraph 9.17	Homes England is the government's housing accelerator. It is noted that the Draft Housing SPD refers in places (Section 9.16 and 9.17) to Homes England Rents. For the avoidance of doubt, the rents are set by the Regulator of Social Housing and you may wish to clarify this in the final draft. Beyond the above clarification, Homes England does not wish to make any further representations.	Noted. The text has been amended in the document (now 6.17 and 6.18).

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DHSPD – 59 (Peaks and Plains Housing Trust)	Paragraph 9.17	Support the Council's desire to ensure that rented affordable dwellings are let at rent levels that are affordable. As a result, we understand why the Council have an ambition to support rent levels which do not exceed the Local Housing Allowance (LHA) for the area. This will help to achieve the stated desire of ensuring that rented accommodation remains affordable across the borough. Accordingly, we further support the requirement for a clear viability justification to be provided where an applicant seeks to demonstrate that LHA rates are not deliverable for a scheme, but it is deliverable at 80% of market rent. Important that this is correctly supervised to ensure rented affordable dwellings are let in accordance with this policy. It is suggested that the Section 106 agreement requires rents to be set at this level and approved by the Council. Furthermore, this policy will ensure Registered Providers bidding for affordable dwellings under a Section 106 agreement are doing so on the same basis i.e. it removes the situation where one RP may have a policy of capping rents at LHA whereas another RP may not do so and base their bid on 80% of market rent.	Noted.
DHSPD – 34 (Jones Homes NW Ltd)	Paragraph 9.17	CEC are pushing towards social rent (SR) rather than affordable rent (AR) and unless it can be demonstrated that Local Housing Allowance (LHA) rates are not deliverable for a scheme then SR will be stipulated in the S106. The NPPF definition and referred to in 9.15 allows the options of Social Rent and Affordable Rent and therefore both should be included in the S106.	The purpose of the change to LHA or target rental rates is to ensure that rented accommodation remains truly affordable, across the borough, for those in housing need. A clear viability justification will be required where applicants seek to demonstrate that LHA rates are not deliverable for a scheme, but it is deliverable at 80% of market rent.

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DHSPD – 7 (Alan Murdoch)	Paragraph 9.20	Not clear if the £250k figure reflects the pre or post discount figure. This should be clarified.	The £250k figure is the post discount figure. This has been clarified in the SPD (paragraph 6.26).
DHSPD – 60 (Peaks and Plains Housing Trust)	Paragraph 9.26	The definition of the valuation of a Shared Ownership dwelling provided by Homes England in the Capital Funding Guide is "Initial sales must be based on the full market value of the property which shall be assessed as the price the leasehold interest in the property would fetch if sold on the open market by a willing seller, upon the terms and conditions contained in the shared ownership lease and on the assumption that the leaseholder would acquire a 100% interest in the lease". This is to be assessed by a Royal Institution of Chartered Surveyors qualified independent valuer. We consider the wording of this paragraph should be amended to reflect this wording as opposed to referring to "less a discount off open market value".	The paragraph has been amended (now paragraph 6.37) to reflect the consultation response.
DHSPD – 100 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 9.32	Paragraph 9.32 suggests that clusters of affordable housing "should consist of a maximum of between 6 and 10 dwellings". We consider this to be prescriptive, as larger clusters can be successfully integrated within a scheme, particularly where affordable housing is to be delivered via smaller units such as apartments. The document needs to be clear that it will be applied flexibly on a case by case basis. In terms of phasing, the draft SPD correctly confirms that on larger schemes the actual percentage of affordable homes for each phase will be decided on a site by site basis. This flexibility is important and whilst the draft SPD sets out the norm, the SPD	The SPD refers to clusters of between 6 and 10 but then goes on to note that this should not be to the detriment of ensuring the scheme has a wider mix of tenures throughout the site.

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		should not prescribe the phasing of affordable housing. This should be left to the development management process	
DHSPD – 8 (Alan Murdoch)	Paragraph 9.37	Please then use the funds that are made available.	Noted.
DHSPD – 61 (Peaks and Plains Housing Trust)	Paragraph 9.38	Due to a lack of estate regeneration funding, we would be keen to see this extended to cover other parts of Cheshire East, so financial contributions in-lieu of direct affordable housing provision can be utilised to fund improvements of existing stock in urban areas across Cheshire East.	The approach set out in the SPD (now paragraph 6.49) is consistent with paragraph 12.51 of the LPS.
DHSPD – 38 (Jones Homes NW Ltd)	Paragraph 9.38	Divert funding for affordable housing into the improvement of existing stock – why does this only apply to Crewe? There is stock in Macclesfield/Wilmslow that could be improved in lieu of building new properties.	The approach set out in the SPD (now paragraph 6.49) is consistent with paragraph 12.51 of the LPS.
DHSPD – 91 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 9.40	Offers provided by RPs varies very widely, both by location and by scale of development. Typically, offers are suppressed where the affordable product being delivered is of smaller quantum and outside the main urban centres. The contribution which would be needed to secure on-site delivery for smaller schemes in smaller settlements is far greater and we would invite the Council to consider these scenarios when they evaluate affordable housing requirements that will be brought forward through the emerging Development Plan whilst ensuring that these objectives would not impede the realisation of schemes that are otherwise acceptable in planning terms. A failure to adopt a more granular and well-considered approach to viability analysis would have	Noted.

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		more substantive implications for smaller developments (say 50 homes or less) where the Government's own evidence is that the development of these smaller sites must be supported.	
DHSPD – 37 (Jones Homes NW Ltd)	Paragraph 9.40 & 9.41	There can be big differences in offers received from Registered Providers depending on a number of factors so would the calculation be based on an average of all the offers received rather than the highest. In order to establish Open Market Values, will a RICS valuation be required?	Noted. Text has been added to paragraph 6.51 (previously 9.41) to reflect the comment received.
DHSPD – 9 (Alan Murdoch)	Paragraph 9.43 & 9.51	Agree that viability should be tested by an independent valuer chosen and appointed by the Council but paid for by the developer.	Noted.
DHSPD – 92 (Aylward Planning on behalf of Cashtal Properties Ltd)	Paragraph 9.48	It is clearly the case that the statement in paragraph 9.48 re the "up to date" nature of the underpinning viability analysis is ill-judged. That analysis did not have regard to many of the emerging policy objectives (such as the published Climate Emergency, First Homes or the commuted sum for Biodiversity Net Gain) and therefore does not provide a robust "policy on" basis to take forward a new policy agenda. The viability framework must be updated to provide that robust basis to move forward.	The guidance in the SPD seeks to provide additional guidance on how the Council will consider matters on viability for affordable housing schemes. It is not seeking to introduce new policy.
DHSPD – 10 (Alan Murdoch)	Paragraph 9.50	Agree, land acquisition price should reflect the known constraints and costs and the purchase price should not be a reason to reduce the requirements.	Noted.
DHSPD – 12 (Alan Murdoch)	Paragraph 9.53	Known constraints and requirements should determine the land value. Land cost should not be a reason to reduce the requirements.	Noted.

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DHSPD – 103 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 9.54	Section 9 provides guidance on viability assessments, with specific mention of what level of developer profit is considered to be acceptable (paragraph 9.54). The SPD comprises guidance and not planning policy, and therefore it should not set out policy or guidance on how various inputs within a viability appraisal should be calculated.	The guidance contained in the SPD on the level of developer profit is considered to be consistent with the PPG. It also provides a number of factors that may be relevant to the consideration of the appropriate profit level including scale, complexity and risk of the development.
DHSPD – 23 & 24 (Cllr A Farrall)	Paragraph 9.54 & 9.55	PPG paragraph: 018 Reference ID: 10-018-20190509 says that although there's an assumption of 15-20% Gross Development Value (GDV), it's for the developer to mitigate the costs to meet policy requirements and not the local authority to mitigate their policy to meet the developer's GDV. A lower % of GDV is appropriate to meet affordable housing policy.	Noted. Additional text has been added to paragraph 6.64 to further emphasise this point.
DHSPD – 13 (Alan Murdoch)	Paragraph 9.57	If the applicant is able to justify a reduced requirement on viability this should be reviewed in the light of the actual sales prices and abnormal costs and the requirements adjusted to reflect any improved return.	The mechanism for any review of an overage agreement would be clearly stipulated through a Section 106 agreement.
DHSPD – 43 (CPRE)	Paragraph 9.60	We note the use of Vacant Building Credit to support the reuse of brownfield land in 9.60. We also note the question 10 in Appendix 2 Example of Rural Housing Needs Survey 2021.	Noted.
DHSPD – 14 (Alan Murdoch)	Paragraph 9.63	The Council should take a robust view on abandonment and not take the line of least resistance resulting in massively reduced affordable and other contributions	Noted.
DHSPD – 55 (PWA Planning)	Paragraph 9.65	Paragraph 73 of the NPPF asserts a need to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against a housing requirement set out in adopted strategic policies." Therefore, even if the Local Planning	The Council publishes its annual housing monitoring on its website. The council's most recent Housing Monitoring Update (base date 31 March 2020) was published on the 11th March 2021. The published report confirms a deliverable five-year housing land

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		Authority has a five-year housing land supply, this should be treated as a minimum, not as a target to prohibit further development, which can help to meet local demands, even within countryside locations that are well-located. Overall, limited growth within proximity to, or adjacent to the defined settlement boundaries is likely to not cause any significant harm to the open countryside, given the proximity to services, facilities, and built development. For this reason, it is believed that an appropriate amount of development in such areas be supported.	supply of 6.4 years. The focus of this SPD is on providing additional guidance on LPS policies SC4 'residential mix', SC5 'affordable homes' and SC6 'rural exceptions housing for local needs'.
DHSPD – 48 (CPRE)	Paragraph 9.67	Do not accept the Government's definition of affordable housing as being 80% of market value. Parts of Cheshire are very affluent, completely out of reach at 80% for poorer households. Want rural exception sites to be offer affordable housing in perpetuity, not only at the first point of sale. We think Right to Buy in rural places erodes the supply of affordable homes. We advocate the development of social housing with a mix of tenures that provide cheaper housing options in the long term, we are therefore pleased to read in the draft Housing SPD the 'Other affordable routes to home ownership'.	Noted.
DHSPD – 72 (Gawsworth Parish Council)	Paragraph 9.67	Housing needs survey – Gawsworth Parish Council believes that a standard of engagement with Parish Councils should be included in this SPD. The Parish Council believes that the definition of 'in conjunction with' should specifically state: A) involvement in the design of the survey, B) the opportunity to independently scrutinise raw data, C) involvement in determining the conclusion of the survey. The Parish Council believes this should be	A copy of the model survey is included in Appendix 2 of the SPD. Additional wording has been added to the paragraph (now paragraph 6.77) to emphasises the importance of engagement with Parish Council's in undertaking the survey.

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		enshrined in this SPD to ensure consistency in approach and to ensure that parish councils have a sense of ownership of the data and conclusions.	
DHSPD – 104 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 10.1	<p>We agree that support should be given towards schemes that deliver self and custom build homes as per part 1 of draft policy HOU3 of the SADPD. However, part 2 of that policy requires all developments of 30 or more homes to provide a proportion of serviced plots of land, consistent with the latest available evidence of unmet demand.</p> <p>We objected to that aspect of draft policy HOU3 in the SADPD because there is insufficient evidence to justify such a requirement. We consider that the appropriate approach is to firstly identify the scale of demand for such units, and then allocate suitable sites which are specifically put forward for such a use through a call-for-sites exercise. Smaller sites are much better placed to meet the demand for self-build development, which is likely to be for bespoke units in rural or semi-rural locations, rather than serviced plots within large scale housing developments.</p>	The section on self and custom build in the SPD does not make reference to draft policy HOU 3 of the SADPD.
DHSPD – 82 (Barton Willmore on behalf of Anwyl Homes)	Paragraph 10.1	Self and custom build housing is not always viable, practicable or even desirable in certain areas. Policy HOU3 and the Housing SPD should be adjusted to set out that flexibility will be allowed in considering whether the provision of self and custom build housing is appropriate for all schemes over 30 dwellings. There is no locational evidence to determine where demand lies in the Borough, and the Council does not appear to provide any evidence to suggest that there is a desire to develop vacant plots on existing residential land. The delivery of	The section on self and custom build in the SPD does not make reference to draft policy HOU 3 of the SADPD.

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		self and custom build plots can cause significant issues in the delivery of new homes and it is not feasible to have parts of a completed residential scheme that are still awaiting construction. Furthermore, if those self and custom build plots fail to come forward then it is impracticable for developers to return to a completed site to re-commence construction on the unfinished plots of land.	
DHSPD – 71 (Gladman Development s Ltd)	Paragraph 10.1	It is essential that the final version of the SPD does not seek to introduce policy requirements rather it should clearly highlight the relevant adopted and emerging policy requirements in relation to self-build and custom build housing	Noted.
DHSPD – 56 (PWA Planning)	Paragraph 10.1	Self-build homes are of great need within not only within Cheshire East, but throughout the UK. Self-build homes, within established residential areas, or with good access to local services are ideal, to reduce settlement sprawl and reduce emissions; this is also in line with Cheshire East's goals to be Carbon Neutral by 2025. Self-build homes are bespoke and are of the highest level of design. The majority of self-build homes are built by local citizens, who understand and respect the area and the surrounding landscape, creating unique homes which are fitting of their surrounds. Smaller-scale schemes can help to meet a significant portion of localised housing need. A proportion of small-scale self-build schemes could come forward in more rural locations, given that access to services is somewhat limited in many areas across the Cheshire East. Such self and custom build schemes in rural locations could	The SPD seeks to provide additional guidance on the existing policy references on self build contained within LPS policy SC4 'residential mix'. To provide additional clarity on the approach to self build and affordable housing. Additional text has been added (para 7.7) to the SPD.

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		<p>help to meet identified local needs (reference to para 68 of the NPPF). Well-connected small-scale sites, including self and custom build homes within existing settlements or in proximity to existing settlements, should be supported through planning policies and decision-making. The Council's own self-build register indicates that the majority of people want to live within a rural or semi-rural location. Cheshire East Council has a responsibility to provide the right type of growth within the right areas, which includes small-scale development in the open countryside, to meet the identified local needs.</p>	
DHSPD – 62 (Avison Young on behalf of Cinnamon Retirement Living Ltd)	Section 11	<p>Representations made to the SADPD are considered to be relevant to the draft Housing SPD. Evidence to support the SADPD indicate an ageing population profile. Concerns regarding the lack of allocations for older person housing in the SADPD. Concern over to approach to requesting affordable housing in C2 accommodation. The Council's current approach will create a "bare minimum" approach to the provision of care facilities, the impact of which will be a significant reduction in the amount of amenity space for residents to enjoy on sites and the exclusion of any ancillary facilities. We appreciate that the Council has undertaken to test each scheme against policy on a site by site basis, through viability assessments to see what affordable housing could be delivered. However, this would be a failure of strategy and a waste of the local authority's time and money when compared with simply removing the requirement to test viability or allocating sites for C2 use only.</p>	<p>References to policies included in the emerging SADPD have been removed from the SPD. The wording in the SPD clearly sets out the Council's position in respect of the affordable housing policy applying to residential developments and this reference can include C2/C3 accommodation. Reference is also then made to the viability issues which arise from the distinction and how the Council would respond to such issues, should they arise.</p>

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DHSPD – 107 (Emery Planning on behalf of Bloor Homes Ltd)	Paragraph 11.1	There is a need to provide a choice of accommodation to suit changing needs as people get older. The draft SPD should not prescribe a proportion of homes to be bungalows.	References to policies included in the emerging SADPD have been removed from the SPD. The SPD does not prescribe a proportion of homes as bungalows.
DHSPD – 114 (Pearce Planning on behalf of Cognatum Developments Ltd)	Paragraph 11.1	<p>Our previous SADPD representations raised objections to paragraph 12.1, HOU1 (mix) and HOU2 (specialist housing), specifically part 3 and the new requirement for C2 development to contribute to affordable housing provision. The paragraph 11.12 statement that LPS policy SC5 (affordable homes) refers to affordable housing requirements applying to ‘residential developments’, which it is inferred can include class C2 (residential institutions) and class C3 (dwelling houses) uses, is understood to be made on the basis of the court case cited in the footnotes (Rectory Homes V SSHCLG and South Oxfordshire District Council, 2020). Notwithstanding this, there is no commentary offered as to whether this is an appropriate approach for the delivery of affordable housing across Cheshire East, nor any definition offered as to how affordable housing would be comprised and delivered across the ‘older person accommodation’ typologies listed in Table 11.1. It is our view that this change would not support the Council’s stated objective of encouraging and supporting the provision of older persons accommodation. Instead, it will likely result in the delivery of less accommodation. It is not appropriate for a use class C2 proposal to contribute to affordable housing as it is a very different</p>	References to policies included in the emerging SADPD have been removed from the SPD. The wording in the SPD clearly sets out the Council’s position in respect of the affordable housing policy applying to residential developments and this reference can include C2/C3 accommodation. Reference is also then made to the viability issues which arise from the distinction and how the Council would respond to such issues, should they arise.

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		use with other costs to bear. Up-front costs often relate to the cost of building communal facilities before sales have been achieved, as well as relating to the demographic, who are more risk adverse compared to first time buyers and are more reluctant to purchase off plan, thus often waiting until the development is completed and can be visited. An affordable requirement would result in further risk at the point of land acquisition for specialist retirement developers, with potential cost and uncertainty in the planning process. This in turn has the potential to disincentives the delivery of specialist retirement accommodation.	
DHSPD – 15 & 16 (Alan Murdoch)	Paragraph 11.19	Retirement apartments - the age limit of 55 is too low - it should reflect the expected age of the residents and the assumptions made in the design of the development to ensure that there is consistency- e.g. having a limited number of parking spaces on the grounds that most occupiers are over age 80 is not consistent with an age limit 55.	The definition of age-restricted general market housing is taken from the PPG.
DHSPD – 115 (Pearce Planning on behalf of Cognatum Developments Ltd)	Paragraph 11.21	Object to the wording included referring to the need for registration with the Care Quality Commission (“CQC”). This is not required in Local Plan policy and as such is not justified or effective. Developments are not required to be registered but the agencies that provide such services are required to be CQC registered.	Table 1 of the SPD (types of older person accommodation) makes reference to registration with the Care Quality Commission. It is taken from the definition reflected in the PPG.
DHSPD – 100 (Emery Planning on behalf of	Glossary	The Glossary should also be updated in respect of the definition of affordable housing to include First Homes.	The glossary has been updated to reflect the definition of First Homes.

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Bloor Homes Ltd)			
DHSPD – 52 (CPRE)	Paragraph 16.1	Appendix 3 sets out the SEA /HRA Screening Report. This will be important when considering the SADPD. It is important that the harm arising from housing development is properly understood and that biodiversity is best supported through Biodiversity Net Gain.	Appendix 3 (SEA/HRA) screening report considers the implications of the initial draft Housing SPD. The emerging SADPD is supported by a sustainability appraisal / habitats regulations assessment and will be considered through the examination of the SADPD. The SADPD was submitted for public examination on the 29 April 2021.