



New local plan for Cheshire East

Issues paper report of consultation

November 2024

Open

Fair

Green

Front cover images

- Crewe Market Hall and Municipal Buildings (top left)
- Arclid north site plant and lake (image supplied by Bathgate Silica Sand Ltd) (top right)
- Jodrell Bank Observatory (centre)
- Lamberts Lane Bridge, Congleton (bottom right)
- Tabley Park , Northwich Road, Knutsford (bottom left)

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1 Introduction

- 1.1 A local plan sets out how development (such as homes, business growth and infrastructure) should take place in the future. It also contains policies to help protect and enhance the environment, and contribute to creating attractive places where people can live active and healthy lives. Its policies are used to make decisions on planning applications.
- 1.2 Our current local plan covers the period from 2010 to 2030, but we have started to prepare its replacement now due to changes to national planning policy, the requirement to review plans regularly, and the long time it takes to prepare a new plan.
- 1.3 This report provides information on the consultation on the issues paper for the new local plan, plus consultations on some supporting reports and a call for sites exercise. It describes:
- Why we carried out the consultations
 - What we consulted on
 - How we carried out the consultations
 - The responses received

Purpose of the consultation

- 1.4 Consultation on the issues paper was the first important step in producing a new local plan. It sets out a number of issues that the new local plan may need to consider, and the consultation provided the opportunity for people to tell us what issues they think the new plan should address and how it can help tackle local priorities.
- 1.5 Alongside the issues paper, we also sought views on some supporting reports that will help to inform and provide evidence for future policies and proposals in the new local plan. In addition, we invited people to submit sites that they consider are suitable and available for future development, for assessment through the Housing and Economic Land Availability Assessment.

Regulations

- 1.6 The preparation of a local plan is currently directed by the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](https://www.legislation.gov.uk/ukxi/2012/767/contents)¹. The plan-making system is currently undergoing significant reform and the previous government's stated intention was that the necessary regulations, revisions to the National Planning Policy Framework, National Development Management Policies and new guidance to support plan making would all be in place by the autumn of 2024. The new government now seeks to

¹ <https://www.legislation.gov.uk/ukxi/2012/767/contents>

implement a new plan-making system in the summer or autumn of 2025 and there remains significant and ongoing uncertainty about the implementation of national reforms, including when individual councils may be permitted to formally start to prepare a new local plan under a new system.

- 1.7 Therefore, this initial consultation on the issues paper and supporting documents was carried out in accordance with the current regulations, in line with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Statement of Community Involvement

- 1.8 The regulations also require consultation to be carried out in accordance with the council's Statement of Community Involvement. The current [Statement of Community Involvement](#)² came into effect in January 2022 and sets out how the council will involve people on the plan-preparation process.

2 Consultation details

- 2.1 The decision to consult on the issues paper, supporting documents and call for sites was made at the meeting of the [Environment and Communities Committee on 11th March 2024](#)³.
- 2.2 The consultations ran for 12 weeks from 8th April until 5:00pm on 1st July 2024.

Consultation documents

- 2.3 Consultation took place on the issues paper for the new local plan, plus the following supporting documents: the Draft Sustainability Appraisal Scoping Report, a land availability assessment draft methodology, and a draft methodology for carrying out a review of the settlement hierarchy. Under the call for sites, submissions of sites were invited for housing and economic uses, minerals development, waste development, and sites for habitat provision (for biodiversity net gain).
- 2.4 The consultation documents remain available for viewing via the council's website at www.cheshireeast.gov.uk/newlocalplan.

Issues paper for the new local plan

- 2.5 The issues paper set out a number of issues that the new local plan may need to consider. It is organised under various subject areas and asked a number of questions for each subject.

² https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/sci.aspx

³ <https://moderngov.cheshireeast.gov.uk/ecminutes/ieListDocuments.aspx?CIId=962&MIId=9860>

2.6 A separate background topic paper was also produced for each subject area covered in the issues paper. Whilst these were not the subject of the consultation, they provided further background information and statistics for those that wished to find out more about any particular subject area. Background topic papers were produced on:

- Responding to the climate emergency
- Healthy and safe communities
- Design
- Our natural environment
- Homes for everyone
- Town centres and retail
- Jobs, skills and economy
- Transport and infrastructure
- Historic environment
- Towns and villages
- Rural matters
- Minerals
- Waste

2.7 The issues paper was also accompanied by the issues paper consultation response form and a formal notice of consultation. The formal notice of consultation is included in Appendix 1.

Supporting reports

2.8 At the same time as inviting feedback on the issues paper, we also sought views on a number of draft reports that will help to inform future policies and proposals in the new local plan. A supporting documents consultation response form was also published to submit responses on these documents.

Draft Sustainability Appraisal Scoping Report

2.9 All local plans must be informed by a sustainability appraisal through which emerging policies and proposals are assessed against a list of environmental, social and economic considerations. The appraisal helps to inform decisions about how policies are written and how development proposals should come forward.

2.10 The scoping report will set the scope of the assessment under the sustainability appraisal. During the consultation, feedback on the draft scoping report was invited about whether all the relevant considerations have been captured. The purpose of the consultation was to:

- make sure the SA is comprehensive and robust enough to support the new local plan
- make sure that the assessment methodology is comprehensive
- advise on the appropriateness of sustainability objectives
- advise on the appropriateness of key sustainability issues

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- advise on the comprehensives of the baseline data.

Land availability assessment draft methodology

- 2.11 The land availability assessment will identify what land may be available to help meet the future development needs of the borough (for housing, employment and other uses) and will be an important piece of evidence to inform future policies and proposals in the new local plan.
- 2.12 The land availability assessment will be used alongside a suite of relevant technical reports and analysis, to inform the development strategy for the plan area and subsequently, to inform the site selection process and formation of policy criteria. It will also be used to identify available land for inclusion in the Part 1 [Brownfield Land Register](#)⁴.
- 2.13 The methodology sets out how a land availability assessment will be prepared and during the consultation, feedback was invited on the draft methodology for people to let us know how they think the assessment of sites should be carried out.

Settlement hierarchy review draft methodology

- 2.14 The establishment of a clear settlement hierarchy helps to inform, alongside other information, how future development needs will be met. The current settlement hierarchy (set out in the existing local plan) provides a helpful starting point for this work. During the consultation, we invited feedback on the draft methodology for updating the settlement hierarchy in the new plan.

Call for sites

- 2.15 Alongside consultation on the issues paper and supporting documents, we also carried out a “call for sites” exercise and invited the submission of sites for consideration.
- 2.16 Separate submission forms were published for sites for housing or economic uses; sites and areas for minerals development; sites for waste development; and sites for habitat provision.

Sites for housing or economic uses

- 2.17 Landowners, developers, local residents and other parties were invited to put forward sites with a minimum developable area of at least 0.25 hectares (and could deliver 5 or more dwellings/500 sq.m of floorspace) that they consider suitable and available for future housing and economic development.
- 2.18 The sites put forward will be considered when the council prepares its next land availability assessment. It is important to note that the submission of a

⁴ <https://www.cheshireeast.gov.uk/planning/spatial-planning/brownfield-register.aspx>

site, assessment of that site, or its inclusion in any future land availability assessment does not determine whether a site should be allocated for future development or whether planning permission should be granted.

Sites and areas for minerals development

- 2.19 Landowners, mineral operators and other parties were invited to put forward new sites/areas to the council that they consider are suitable and available for future minerals related development in the borough. This information will be used to help inform any land allocations for minerals development in the new local plan.

Site for waste development

- 2.20 Landowners, waste operators and other parties were invited to put forward new sites to the council that they consider are suitable and available for future waste related development in the borough. This information will be used to help inform any land allocations for waste development in the new local plan.

Sites for habitat provision (for biodiversity net gain)

- 2.21 Landowners, developers, local residents and other parties were invited to put forward sites that they consider suitable for habitat provision and the sale of biodiversity units. Establishing land for the purposes of habitat provision is a process that can be undertaken at any time, independent of the local plan process, and does not require formal allocation via the local plan.
- 2.22 However, providing information helps the council to understand the potential availability of land for habitat provision. Sites submitted for the purposes of habitat provision have been recorded, held on a register and shared to bodies working to establish the Local Nature Recovery Strategy for Cheshire and Warrington. Establishing a record of sites that may be suitable for habitat provision may also assist the council's development processes in the future.

Document availability

- 2.23 All the consultation documents, consultation response forms, site submission forms, and the formal notice of consultation were available for inspection on the council's website at www.cheshireeast.gov.uk/newlocalplan.
- 2.24 Copies of all the consultation documents and the formal notice of consultation were also available for inspection at the council's customer service centres at Delamere House, Crewe and Macclesfield Town Hall. Printed copies of all the response forms were available for collection from these locations.
- 2.25 In addition, copies of the issues paper consultation document and the formal notice of consultation were available for inspection at all public libraries in Cheshire East during their normal opening hours and copies of the issues paper consultation response form were available for collection.

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- 2.26 Email and telephone contact details were also advertised on the website and on the printed formal notices in case of any difficulties in accessing the consultation documents.

Consultation questions

- 2.27 The issues paper was set out as a structured consultation document. It was organised under a number of section headings and asked several specific questions under each heading. It also provided an opportunity at the end to raise any other issues through the consultation.
- 2.28 The specific consultation questions were:
- Section 1: Introduction
 - Q1a: What date do you think the new local plan period should run to, giving reasons why you think it would be appropriate?
 - Q1b: How can the local plan's vision complement and add land use specific details to the vision and aims of the current Cheshire East Corporate Plan?
 - Section 2: Responding to the climate emergency
 - Q2a: Have we identified the correct issues for the local plan to address in terms of reducing our emissions and contribution to climate change? Are there any other issues that the local plan should consider?
 - Q2b: Have we identified the correct issues for the local plan to address in terms of adapting to the effects of climate change? Are there any other issues that the local plan should consider?
 - Q2c: Are there any other matters related to the climate emergency that the new local plan should consider?
 - Section 3: Healthy and safe communities
 - Q3a: Given the importance of open space for everyone, are there any specific approaches that the local plan should consider?
 - Q3b: How can the local plan minimise the effects from all types of pollution and contamination around the borough?
 - Q3c: How can the local plan help to improve air quality across Cheshire East?
 - Q3d: How can the local plan help to create communities and areas where everyone feels safe?

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- Q3e: How can the local plan help to reduce health inequalities across the borough?
 - Q3f: Are there any other matters related to healthy and safe communities that the new local plan should consider?
 - Section 4: Design
 - Q4a: What approach should be taken in preparing the Cheshire East Design Code? For example, should it be a strategic level code or be broken down into smaller areas and/or development types? How should residents, site promoters and stakeholders be involved in the process? Should the design code be prepared as part of the new local plan or as a separate development plan document?
 - Q4b: Are there any other matters related to design that the new local plan should consider?
 - Section 5: Our natural environment
 - Q5a: What approaches or measures should be incorporated in the new local plan to protect and improve biodiversity?
 - Q5b: How can the new local plan help to make sure that developments take proper account of, and respect, the landscapes of Cheshire East?
 - Q5c: Are there any other matters related to our natural environment that the new local plan should consider?
 - Section 6: Homes for everyone
 - Q6a: Should the standard method calculation of 1,014 new homes per annum be used when preparing the new local plan? If not, what are the circumstances that would warrant a different approach?
 - Q6b: How could the local plan influence the mix of housing sizes within new developments?
 - Q6c: How can the local plan address the needs of an ageing population?
 - Q6d: What types of specialist or older people's housing are needed in Cheshire East and why?
 - Q6e: How could the local plan support the delivery of small and medium sized housing sites in Cheshire East?
 - Q6f: How could the new local plan support the delivery of self and custom build housing including small sites?

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- Q6g: How could the new local plan support the development of community-led housing including small sites and exceptions sites?
 - Q6h: How could the local plan address the need for affordable housing? Should the same approach be used across Cheshire East?
 - Q6i: How could the new local plan address the need for First Homes including exceptions sites? Should additional eligibility criteria for First Homes be introduced and should the same approach be used across Cheshire East?
 - Q6j: How could the new local plan encourage the provision of new homes through rural exceptions developments?
 - Q6k: Should the local plan include wheelchair and accessibility standards and what proportion of new homes and specialist housing should comply with those standards?
 - Q6l: Should the next local plan require all new homes to meet the nationally described space standard and, if not, why?
 - Q6m: How could the council meet future needs for pitches for Gypsies and Travellers and plots for Travelling Showpeople?
 - Q6n: Have we identified the correct housing issues for the local plan to address? Are there any other matters related to homes for everyone that the new local plan should consider?
 - Section 7: Town centres and retail
 - Q7a: Have we identified the correct town centres issues for the new local plan to address? Are there any other issues that the new local plan should consider?
 - Q7b: Have we identified the correct retailing issues for the local plan to address? Are there any other issues that the local plan should consider?
 - Q7c: Are there any other matters related to town centres and retail that the new local plan should consider?
 - Section 8: Jobs, skills and economy
 - Q8a: How can the local plan support new and existing businesses?
 - Q8b: Are there any sectors that borough does not currently make provision for, and should? If so, please expand on your answer.

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- Q8c: What approaches can the local plan take to support the green economy?
 - Q8d: How should the local plan address the future need for logistics?
 - Q8e: How can this be balanced with the need to minimise negative impacts on the environment and the transport network?
 - Q8f: What evidence is needed to support appropriate planning policies?
 - Q8g: How can the local plan support tourism and the visitor economy?
 - Q8h: How can the local plan help minimise the skills gap and make sure that local people can take advantage of opportunities?
 - Q8i: Are there any other matters related to jobs, skills and economy that the new local plan should consider?
 - Section 9: Transport and infrastructure
 - Q9a: How can we support active travel through policies in the new local plan?
 - Q9b: How can public transport be supported through policies in the new local plan?
 - Q9c: Are the current parking standards suitable and is there anything further in planning policy that the council should do in relation to parking?
 - Q9d: Is there any more the council should be doing regarding the seeking and use of developer contributions that is achievable within the strict planning regulations framework that governs this matter?
 - Q9e: Are there any particular requirements for new or improved infrastructure that you consider are needed to support further development in the borough and should be provided for as part of the new local plan process?
 - Q9f: Are there any other matters related to transport and infrastructure that the new local plan should consider?
 - Section 10: Historic environment
 - Q10a: If general policies relating to the protection of heritage assets are included within National Development Management

Policies in the future, are there other heritage matters that would still need to be included within the policies of the new local plan?

- Q10b: Do you agree with the proposed approach to provide appropriate protection to the Jodrell Bank Observatory World Heritage Site?
- Q10c: Are there any other matters related to the historic environment that the new local plan should consider?
- Section 11: Towns and villages
 - Q11a: Do you agree with the proposed approach to reviewing and updating the settlement hierarchy? Are there any other factors that we should consider?
 - Q11b: Have we identified the right matters to take into account when considering the distribution of development across the borough? What else should be considered?
 - Q11c: How can the local plan best support and encourage the re-use of previously developed and urban land whilst making sure that sufficient development comes forward to meet needs?
 - Q11d: Have we broadly identified the right matters to take into account when considering which sites to include in the local plan? What else should be considered?
 - Q11e: How can the local plan support existing and/or proposed community facilities?
 - Q11f: Are there any specific issues in your town, village or local area that the new local plan should help to address? Please tell us what the issue is, which town or village it affects and how you think the new local plan could help to address the issue.
 - Q11g: Are there any other matters related to towns and villages that the new local plan should consider?
- Section 12: Rural matters
 - Q12a: What policies should be included in the new local plan to support the role of agriculture in Cheshire East?
 - Q12b: What policies should be included in the new local plan to protect the best and most versatile agricultural land? How can the plan also recognise and promote the benefits of other agricultural land?

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- Q12c: What types of development should the new local plan allow for in countryside areas? What types of uses are appropriate in a rural area?
 - Q12d: Are there are other local plan policies that could help to support the sustainability of rural communities?
 - Q12e: Are there any “exceptional circumstances” that would justify making further alterations to the Green Belt boundaries in the next local plan?
 - Q12f: What approach should be taken to the strategic green gaps in the new local plan? Are there any other gaps that would warrant additional protection in the plan?
 - Q12g: Are there any other rural matters that the new local plan should consider?
 - Section 13: Minerals
 - Q13a: Should the council prepare a single local plan including minerals and waste policies, or should these continue to be progressed in a separate plan? Please give reasons for your answer.
 - Q13b: Do you have any comments on the policies the council should develop to meet national requirements around the safeguarding of mineral resources and the need to provide for a steady and adequate mineral supply?
 - Q13c: Are there any other minerals matters or specific issues that the development of mineral policies should address in the new local plan?
 - Section 14: Waste
 - Q14a: Should the council safeguard all waste sites or just those considered to be of strategic importance?
 - Q14b: Should the council have a dual safeguarding approach of identifying a minimum buffer around waste management facilities and infrastructure, as well as a wider buffer where this is considered appropriate?
 - Q14c: Are there any other waste matters or specific issues that the development of waste policies should address in the new local plan?
 - Section 15: Other issues and next steps

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- Q15: Are there any other issues that the new local plan should address, that are not covered within any of the topic areas set out in this issues paper?
- 2.29 The supporting reports (Draft Sustainability Appraisal Scoping Report, land availability assessment draft methodology, and settlement hierarchy review draft methodology) were written as draft reports. There were no specific consultation questions associated with these supporting reports, but the consultation provided the opportunity to submit views on the draft approaches set out in those documents.
- 2.30 The site submission forms also asked a series of questions, which were tailored to the type of site being submitted (housing and economic uses sites; minerals sites/areas; waste sites; and sites for habitat creation).
- 2.31 Copies of all the consultation response forms and site submissions forms are included in Appendix 2.

Submitting responses

- 2.32 Consultation responses could be made using the council's planning policy consultation portal, accessed from the council's website, by email or by post. The use of the consultation portal or the published response forms was encouraged but all responses were accepted, regardless of the method of submission.
- 2.33 Screenshots from the planning policy consultation portal are shown in Appendix 3.

3 Publicity and engagement

- 3.1 This section sets out the publicity and engagement activities that were carried out during the consultation period.

Notification of the consultation

- 3.2 The council maintains a comprehensive database of stakeholders for planning policy consultations. This database includes consultees from each of the following categories⁵:
- Specific consultation bodies
 - General consultation bodies
 - Duty to co-operate stakeholders
 - Other consultation bodies, individuals and other stakeholders

⁵ General and specific consultation bodies and Duty to co-operate bodies are set out in Regulations 2 and 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

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- 3.3 At the start of the consultation period, direct notifications were sent to all stakeholders on the database, unless they had unsubscribed from email updates or had indicated that they did not wish to be informed of new planning policy consultations.

Specific and general consultation bodies

- 3.4 Notifications were sent to all the specific consultation bodies listed in the Regulations. A list of specific consultation bodies is set out in Appendix 4.
- 3.5 Notifications were also sent to general consultation bodies, in each of the categories set out in the Regulations:
- Voluntary bodies some or all of whose activities benefit any part of the local planning authority's area.
 - Bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area.
 - Bodies which represent the interests of different religious groups in the local planning authority's area.
 - Bodies which represent the interests of disabled persons in the local planning authority's area.
 - Bodies which represent the interests of persons carrying on business in the local planning authority's area.

Planning policy consultation database

- 3.6 In addition to the specific and general consultation bodies, notification of the consultation was sent to all stakeholders on the council's Local Plan consultation database including residents and persons carrying on business in the area.
- 3.7 These notifications to the specific consultation bodies, general consultation bodies, and other stakeholders on the database consisted of 2,257 emails and 173 posted letters to different people/organisations.
- 3.8 Copies of emails and letters sent out are included in Appendix 5.

Other notifications

- 3.9 Separate email notifications were sent to the 12 town councils, 90 parish/community councils and 4 parish meetings in the borough, as well as the 5 Members of Parliament whose constituencies were wholly or partly within the borough. All 82 Cheshire East Council members were notified through the Member Bulletin.

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- 3.10 In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, the SA Scoping Report was sent to the statutory Strategic Environmental Assessment consultation bodies with environmental responsibilities (Environment Agency, Historic England and Natural England).

Publicity

- 3.11 In addition to the notifications detailed above, several activities were carried out to publicise the consultation.

Website

- 3.12 In addition to the dedicated [new local plan page](#)⁶ on the council's website, there were also signposts to the consultation from the [council's consultation page](#)⁷ and the [current local plan page](#)⁸ throughout the consultation period. At the start of the consultation period, the consultation was also highlighted in the 'Latest news' section of the [council's homepage](#)⁹.
- 3.13 Screenshots from selected webpages are shown in Appendix 6.

Media release

- 3.14 A media release titled 'Work starts on a new Cheshire East Local Plan' was issued on 10 April 2024. A copy of the media release is included in Appendix 7.

Newsletters

- 3.15 Information about the consultation was included in the 'Cheshire East Council news and updates' email newsletter every week throughout the consultation period. The newsletter has a circulation of nearly 4,000 subscribers and an example newsletter is included in Appendix 8.
- 3.16 There was also an article about the consultation in 'Team Voice' (the council's weekly staff newsletter) on 11 April 2024.

Social media

- 3.17 During the consultation period, information about the consultation was posted periodically on the council's social media channels, including X (formerly Twitter), Facebook and LinkedIn. Examples of social media posts are included in Appendix 9.

⁶ www.cheshireeast.gov.uk/newlocalplan

⁷ www.cheshireeast.gov.uk/consultations

⁸ www.cheshireeast.gov.uk/localplan

⁹ www.cheshireeast.gov.uk

Other engagement

3.18 Other engagement activities are detailed below.

Town and Parish Councils Network

3.19 On 14 May 2024, the [Town and Parish Councils Network](#)¹⁰ event received a presentation on the new local plan plus the issues paper consultation, and this was followed by a question and answer session.

Digital Influence Panel

3.20 Consultation materials were sent out to approximately 2,200 members of the council's [Digital Influence Panel](#)¹¹.

4 Responses received

Issues paper for the new local plan

4.1 In total, 2,678 responses to questions were received from 156 individuals/organisations.

4.2 The number of responses received to each question is set out in the Table below.

No.	Question	Responses
Q1a	What date do you think the new local plan period should run to, giving reasons why you think it would be appropriate?	96
Q1b	How can the local plan's vision complement and add land use specific details to the vision and aims of the current Cheshire East Corporate Plan?	46
Q2a	Have we identified the correct issues for the local plan to address in terms of reducing our emissions and contribution to climate change? Are there any other issues that the local plan should consider?	80
Q2b	Have we identified the correct issues for the local plan to address in terms of adapting to the effects of climate change? Are there any other issues that the local plan should consider?	57

¹⁰ https://www.cheshireeast.gov.uk/council_and_democracy/voting_and_elections/town_and_parish_councils/local_council_communications.aspx

¹¹ https://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/the_digital_influence_panel.aspx

No.	Question	Responses
Q2c	Are there any other matters related to the climate emergency that the new local plan should consider?	47
Q3a	Given the importance of open space for everyone, are there any specific approaches that the local plan should consider?	73
Q3b	How can the local plan minimise the effects from all types of pollution and contamination around the borough?	46
Q3c	How can the local plan help to improve air quality across Cheshire East?	40
Q3d	How can the local plan help to create communities and areas where everyone feels safe?	25
Q3e	How can the local plan help to reduce health inequalities across the borough?	39
Q3f	Are there any other matters related to healthy and safe communities that the new local plan should consider?	18
Q4a	What approach should be taken in preparing the Cheshire East Design Code? For example, should it be a strategic level code or be broken down into smaller areas and/or development types? How should residents, site promoters and stakeholders be involved in the process? Should the design code be prepared as part of the new local plan or as a separate development plan document?	73
Q4b	Are there any other matters related to design that the new local plan should consider?	31
Q5a	What approaches or measures should be incorporated in the new local plan to protect and improve biodiversity?	65
Q5b	How can the new local plan help to make sure that developments take proper account of, and respect, the landscapes of Cheshire East?	35
Q5c	Are there any other matters related to our natural environment that the new local plan should consider?	22
Q6a	Should the standard method calculation of 1,014 new homes per annum be used when preparing the new local plan? If not, what are the circumstances that would warrant a different approach?	92
Q6b	How could the local plan influence the mix of housing sizes within new developments?	76
Q6c	How can the local plan address the needs of an ageing population?	53
Q6d	What types of specialist or older people's housing are needed in Cheshire East and why?	41

No.	Question	Responses
Q6e	How could the local plan support the delivery of small and medium sized housing sites in Cheshire East?	49
Q6f	How could the new local plan support the delivery of self and custom build housing including small sites?	40
Q6g	How could the new local plan support the development of community-led housing including small sites and exceptions sites?	22
Q6h	How could the local plan address the need for affordable housing? Should the same approach be used across Cheshire East?	82
Q6i	How could the new local plan address the need for First Homes including exceptions sites? Should additional eligibility criteria for First Homes be introduced and should the same approach be used across Cheshire East?	39
Q6j	How could the new local plan encourage the provision of new homes through rural exceptions developments?	25
Q6k	Should the local plan include wheelchair and accessibility standards and what proportion of new homes and specialist housing should comply with those standards?	54
Q6l	Should the next local plan require all new homes to meet the nationally described space standard and, if not, why?	36
Q6m	How could the council meet future needs for pitches for Gypsies and Travellers and plots for Travelling Showpeople?	10
Q6n	Have we identified the correct housing issues for the local plan to address? Are there any other matters related to homes for everyone that the new local plan should consider?	38
Q7a	Have we identified the correct town centres issues for the new local plan to address? Are there any other issues that the new local plan should consider?	34
Q7b	Have we identified the correct retailing issues for the local plan to address? Are there any other issues that the local plan should consider?	25
Q7c	Are there any other matters related to town centres and retail that the new local plan should consider?	19
Q8a	How can the local plan support new and existing businesses?	36
Q8b	Are there any sectors that borough does not currently make provision for, and should? If so, please expand on your answer.	17
Q8c	What approaches can the local plan take to support the green economy?	22

No.	Question	Responses
Q8d	How should the local plan address the future need for logistics?	24
Q8e	How can this be balanced with the need to minimise negative impacts on the environment and the transport network?	16
Q8f	What evidence is needed to support appropriate planning policies?	15
Q8g	How can the local plan support tourism and the visitor economy?	22
Q8h	How can the local plan help minimise the skills gap and make sure that local people can take advantage of opportunities?	15
Q8i	Are there any other matters related to jobs, skills and economy that the new local plan should consider?	14
Q9a	How can we support active travel through policies in the new local plan?	50
Q9b	How can public transport be supported through policies in the new local plan?	45
Q9c	Are the current parking standards suitable and is there anything further in planning policy that the council should do in relation to parking?	37
Q9d	Is there any more the council should be doing regarding the seeking and use of developer contributions that is achievable within the strict planning regulations framework that governs this matter?	44
Q9e	Are there any particular requirements for new or improved infrastructure that you consider are needed to support further development in the borough and should be provided for as part of the new local plan process?	39
Q9f	Are there any other matters related to transport and infrastructure that the new local plan should consider?	25
Q10a	If general policies relating to the protection of heritage assets are included within National Development Management Policies in the future, are there other heritage matters that would still need to be included within the policies of the new local plan?	26
Q10b	Do you agree with the proposed approach to provide appropriate protection to the Jodrell Bank Observatory World Heritage Site?	30
Q10c	Are there any other matters related to the historic environment that the new local plan should consider?	19

No.	Question	Responses
Q11a	Do you agree with the proposed approach to reviewing and updating the settlement hierarchy? Are there any other factors that we should consider?	88
Q11b	Have we identified the right matters to take into account when considering the distribution of development across the borough? What else should be considered?	88
Q11c	How can the local plan best support and encourage the re-use of previously developed and urban land whilst making sure that sufficient development comes forward to meet needs?	58
Q11d	Have we broadly identified the right matters to take into account when considering which sites to include in the local plan? What else should be considered?	64
Q11e	How can the local plan support existing and/or proposed community facilities?	40
Q11f	Are there any specific issues in your town, village or local area that the new local plan should help to address? Please tell us what the issue is, which town or village it affects and how you think the new local plan could help to address the issue.	40
Q11g	Are there any other matters related to towns and villages that the new local plan should consider?	14
Q12a	What policies should be included in the new local plan to support the role of agriculture in Cheshire East?	15
Q12b	What policies should be included in the new local plan to protect the best and most versatile agricultural land? How can the plan also recognise and promote the benefits of other agricultural land?	18
Q12c	What types of development should the new local plan allow for in countryside areas? What types of uses are appropriate in a rural area?	22
Q12d	Are there are other local plan policies that could help to support the sustainability of rural communities?	10
Q12e	Are there any “exceptional circumstances” that would justify making further alterations to the Green Belt boundaries in the next local plan?	49
Q12f	What approach should be taken to the strategic green gaps in the new local plan? Are there any other gaps that would warrant additional protection in the plan?	32
Q12g	Are there any other rural matters that the new local plan should consider?	15
Q13a	Should the council prepare a single local plan including minerals and waste policies, or should these continue to be	15

No.	Question	Responses
	progressed in a separate plan? Please give reasons for your answer.	
Q13b	Do you have any comments on the policies the council should develop to meet national requirements around the safeguarding of mineral resources and the need to provide for a steady and adequate mineral supply?	10
Q13c	Are there any other minerals matters or specific issues that the development of mineral policies should address in the new local plan?	13
Q14a	Should the council safeguard all waste sites or just those considered to be of strategic importance?	11
Q14b	Should the council have a dual safeguarding approach of identifying a minimum buffer around waste management facilities and infrastructure, as well as a wider buffer where this is considered appropriate?	8
Q14c	Are there any other waste matters or specific issues that the development of waste policies should address in the new local plan?	11
Q15	Are there any other issues that the new local plan should address, that are not covered within any of the topic areas set out in this issues paper?	33

Table 1: Number of responses by question

- 4.3 A summary of the main issues raised for each question is set out in Appendix 10, and all the responses received will be considered fully as part of the production of the new local plan.

Draft Sustainability Appraisal scoping report

- 4.4 In total, 74 comments were received from 9 different consultees. A summary of the main issues raised is set out in Appendix 11 and all the responses received will be fully considered in the preparation of the final version of the Sustainability Appraisal scoping report.

Land availability assessment draft methodology

- 4.5 In total, 55 comments were received from 14 different consultees. A summary of the main issues raised is set out in Appendix 12 and all the responses received will be fully considered in the preparation of the final version of the land availability assessment methodology.

Settlement hierarchy review draft methodology

- 4.6 In total, 90 comments were received from 13 different consultees. A summary of the main issues raised is set out in Appendix 13 and all the responses received will be fully considered in the preparation of the final version of the settlement hierarchy review methodology.

Sites for housing or economic uses

- 4.7 A wide range of sites were submitted for consideration through the land availability assessment. These will be mapped, catalogued and considered through the land availability assessment, in accordance with the final version of the methodology.
- 4.8 Information about the sites, namely site location plans and site assessments, will be published in due course as part of the land availability assessment.

Sites and areas for minerals development

- 4.9 5 different sites and areas for minerals development were submitted.
- 4.10 These sites and areas will be fully considered, alongside all other minerals sites and areas previously submitted, as part of the production of the new local plan.

Sites for waste development

- 4.11 1 site for waste development was submitted.
- 4.12 This site will be fully considered, alongside all other waste sites previously submitted, as part of the production of the new local plan.

Sites for habitat provision (for biodiversity net gain)

- 4.13 7 different sites for habitat provision for biodiversity net gain were submitted.
- 4.14 These sites will be shared with bodies working to establish the Local Nature Recovery Strategy for Cheshire and Warrington. The potential availability of land for habitat provision will also be considered as part of the preparation of the new local plan.

5 Appendices

Appendix 1: Formal notice of consultation

A new local plan for Cheshire East



Issues paper: Notice of consultation 08/04/24

Subject matter: The new local plan for Cheshire East will include strategic policies to set out an overall strategy for the pattern and scale of development, and the design quality of places. It will make sufficient provision for housing (including affordable housing), employment, retail, leisure and other commercial development, infrastructure, community facilities, conservation and enhancement of the natural, built and historic environment, and planning measures to address climate change mitigation and adaptation. It will also include non-strategic policies to set out more detailed policies for specific areas or types of development.

The issues paper is the first important step in producing the new local plan and provides the opportunity to provide your views on the matters that the new local plan should address.

We are also seeking views of some supporting reports that will help to inform future stages of the local plan (Draft Sustainability Appraisal Scoping Report; Land Availability Assessment draft methodology; and Settlement Hierarchy draft methodology) and inviting submissions of sites that are considered to be suitable and available for development.

Area covered: The whole of Cheshire East Borough, excluding the part within the Peak District National Park.

Representation period: 12 weeks from Monday 8th April to 5:00pm on Monday 1st July 2024. To be valid, all comments must be submitted within this period and received by the council by 5:00pm on 1st July 2024. Comments received after this deadline and anonymous representations will not be considered.

Representations: can be made electronically on the council's consultation portal, accessed from www.cheshireeast.gov.uk/newlocalplan or in writing on a comments form available from the locations listed below. Comments forms must be returned to Cheshire East Council Strategic Planning Team, c/o Delamere House, Delamere Street, Crewe CW1 2LL.

Location of documents for inspection: The issues paper consultation document and all supporting documents are available for inspection at:

- Cheshire East Council website: www.cheshireeast.gov.uk/newlocalplan
- Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe CW1 2JZ (8:45am-5:00pm Monday-Friday excluding Bank Holidays)
- Macclesfield Customer Service Centre, Town Hall, Market Place, Macclesfield SK10 1EA (8:45am-5:00pm Monday-Friday excluding Bank Holidays)

The issues paper consultation document only is available for inspection at all public libraries in Cheshire East (locations and opening times can be obtained by telephoning 0300 1235018 or online at www.cheshireeast.gov.uk/libraries/nearest-library).

Further information can be requested from the Strategic Planning Team by telephone on 01270 685893 or email localplan@cheshireeast.gov.uk. If you are unable to view documents online or in the libraries/customer service centres, please contact us and we will endeavour to make the consultation documents and representations forms available to you by an alternative means.

Appendix 2: Consultation response forms

Extract from issues paper response form

A new local plan for Cheshire East



Issues paper consultation response form

We are consulting on the issues paper as the first important step in producing a new local plan for Cheshire East. We would like to know what issues you think the new local plan should address and how it can help tackle local priorities.

You can view the consultation documents, find further information and submit comments online using our consultation portal at www.cheshireeast.gov.uk/newlocalplan. If you are not able to use the consultation portal, please return your comments using this form instead.

Please return to: Cheshire East Council Strategic Planning Team, c/o Delamere House, Delamere Street, Crewe CW1 2LL or by email to localplan@cheshireeast.gov.uk.

Please return by: 5pm on Monday 1st July 2024.

Part A: personal details

	Personal details	Agent's details (if applicable)
Name:		
Organisation: (where relevant)		
Address:		
Postcode:		
Email:		

As the preparation of a new local plan is a formal process, 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 [Strategic Planning Privacy Notice](#).

We intend to notify people of future consultations and updates on the new local plan. If you would prefer not to receive these notifications, please tick this box: ☐

Please complete a separate Part B form for each consultation question that you would like to respond to. This form provides space to answer up to 6 questions but please attach additional sheets if you would like to respond to more questions.

For further assistance in making a response to the consultation, please see our website at www.cheshireeast.gov.uk/newlocalplan or contact the Strategic Planning Team at localplan@cheshireeast.gov.uk or by telephone on 01270 685893.

Part B: issues paper consultation response

Please use a separate part B form for each consultation question that you wish to respond to.

Which question are you responding to?

--please select from the dropdown list--

Your response:

Part B: issues paper consultation response

Please use a separate part B form for each consultation question that you wish to respond to.

Which question are you responding to?

--please select from the dropdown list--

Your response:

Extract from supporting documents consultation response form

A new local plan for Cheshire East



Issues paper supporting documents consultation response form

In addition to the issues paper consultation, we are also seeking view on some draft reports that will help inform future stages of the new local plan.

You can view the consultation documents, find further information and submit comments online using our consultation portal at www.cheshireeast.gov.uk/newlocalplan. If you are not able to use the consultation portal, please return your comments using this form instead. There is a separate downloadable form at the above website to make comments on the issues paper itself.

Please return to: Cheshire East Council Strategic Planning Team, c/o Delamere House, Delamere Street, Crewe CW1 2LL or by email to localplan@cheshireeast.gov.uk.

Please return by: 5pm on Monday 1st July 2024.

Part A: personal details

	Personal details	Agent's details (if applicable)
Name:		
Organisation: (where relevant)		
Address:		
Postcode:		
Email:		

As the preparation of a new local plan is a formal process, 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 [Strategic Planning Privacy Notice](#).

We intend to notify people of future consultations and updates on the new local plan. If you would prefer not to receive these notifications, please tick this box: ☐

Please complete a separate Part B form for each comment that you would like to submit. This form provides space for 6 comments but please attach additional sheets if you would like to.

For further assistance in making a response to the consultation, please see our website at www.cheshireeast.gov.uk/newlocalplan or contact the Strategic Planning Team at localplan@cheshireeast.gov.uk or by telephone on 01270 685893.

Part B: supporting documents consultation response

Please use a separate part B form for each comment that you would like to submit.

Which document are you commenting on?

- Draft Sustainability Appraisal Scoping Report** ☐
Land availability assessment draft methodology ☐
Settlement hierarchy draft methodology ☐

Which section of that document are you commenting on?

Reference (e.g. Paragraph 1.1, Table 3.1 etc):

Your response:

Part B: supporting document consultation response

Please use a separate part B form for each comment that you would like to submit.

Which document are you commenting on?

- Draft Sustainability Appraisal Scoping Report** ☐
Land availability assessment draft methodology ☐
Settlement hierarchy draft methodology ☐

Which section of that document are you commenting on?

Reference (e.g. Paragraph 1.1, Table 3.1 etc):

Your response:

Call for sites form: housing and economic uses

A new local plan for Cheshire East



“Call for sites” housing and economic uses

A new local plan for Cheshire East is being prepared and this will consider the development needs of the borough into the 2040s. Landowners, developers, local residents and other parties are invited to put forward sites to the council that they consider suitable and available for future housing and economic development.

This information will be used by the council when it prepares its next land availability assessment. The Cheshire East Land Availability Assessment (CELAA) will be an important part of the evidence base for the new local plan and it will be used by the council to understand what land could be available for housing and economic uses to meet future needs. Housing sites submitted on brownfield land will also be considered for inclusion in the council's brownfield land register if they meet the published methodology¹.

Assessment of a site and its inclusion in the next CELAA does not determine whether a site should be allocated for future development or whether planning permission should be granted. Land allocations can only be made through local plans or neighbourhood plans.

Alongside the call for sites, a draft methodology for the preparation of the CELAA has been published for representations and further information about this can be found at www.cheshireeast.gov.uk/newlocalplan.

Submitting a site

For housing and economic land uses, please only submit sites that have a minimum developable area of at least 0.25ha. and could deliver 5 or more dwellings or 500sq.m. of floorspace.

Our preference is for site submissions to be made online using the form published at www.cheshireeast.gov.uk/newlocalplan, where you can draw the boundaries of the site directly onto a map and attach any relevant supporting information. If you are not able to submit your site online, please use this form instead. Please complete a separate form for each site, answer all relevant questions and include a plan showing the location and boundaries of the site.

There are separate forms available for submission of waste sites, minerals sites and areas, and sites for biodiversity net gain offsetting.

Please return completed forms and location plans to: Cheshire East Council Strategic Planning Team, c/o Delamere House, Delamere Street, Crewe CW1 2LL or by email to localplan@cheshireeast.gov.uk.

Please return by: 5pm on Monday 1st July 2024.

As the preparation of a new local plan is a formal process, 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 [Strategic Planning Privacy Notice](#).

We intend to notify people of future consultations and updates on the new local plan. If you would prefer not to receive these notifications, please tick this box: ☐

¹ Available on the council's website at www.cheshireeast.gov.uk/planning/spatial-planning/brownfield-register.aspx

For further assistance in making a response to the consultation, please see our website at www.cheshireeast.gov.uk/newlocalplan or contact the Strategic Planning Team at localplan@cheshireeast.gov.uk or by telephone on 01270 685893.

Section 1: Contact details

Name:	
Organisation: (where relevant)	
Address:	
Postcode:	
Email:	
Telephone:	

Section 2: Site interest

Please tick all that apply:

I am an agent/consultant (if yes, please state who you are acting on behalf of):	<input type="checkbox"/>
I am a developer/prospective developer	<input type="checkbox"/>
I represent a registered provider	<input type="checkbox"/>
I am the landowner	<input type="checkbox"/>
I am a local resident	<input type="checkbox"/>
I represent a community group or town/parish council (if yes, please provide further details):	<input type="checkbox"/>
Other (please provide further details):	<input type="checkbox"/>
If you are not the owner of the site, please provide the owner's contact details (if known):	
Do you have agreement of the landowner to submit this site for consideration within the land availability assessment/new local plan?	<input type="radio"/> Yes <input type="radio"/> No

Section 3: Site details

Site name:	
Site address (including postcode):	
Current land use:	
Last use (if vacant):	
If the site is not in active use, when did any previous uses cease?	
Approximate site area (in hectares):	
Approximate developable area of the site (in hectares):	
Is the site greenfield/brownfield or a mix of both? (if mixed please specify the approximate area (ha) of greenfield and brownfield land):	<input type="radio"/> Greenfield <input type="radio"/> Brownfield <input type="radio"/> Mixed
Would you be willing for the site to be split or merged with another neighbouring site if this would make it more suitable? (provide any relevant comments):	<input type="radio"/> Yes <input type="radio"/> No

Section 4: Development uses

What types of development or uses do you want to be considered for this site? (tick all that apply):

Housing	<input type="checkbox"/>
Industry (including warehousing and logistics)	<input type="checkbox"/>
Commercial (including offices, retail, leisure, hotels, mixed commercial)	<input type="checkbox"/>
Roadside services or transport facilities	<input type="checkbox"/>
Community uses	<input type="checkbox"/>
Tourism	<input type="checkbox"/>
Gypsy and Traveller uses	<input type="checkbox"/>
Travelling Showpeople uses	<input type="checkbox"/>
Renewable energy	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

If a mix of uses has been chosen, do you intend that we consider each use separately or as a combined mix use development? (please specify):	
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Housing

What type(s) of housing would you be willing to consider on this site? (tick all that apply):

Market-led housing	<input type="checkbox"/>
Affordable housing	<input type="checkbox"/>
Self or custom build housing	<input type="checkbox"/>
First homes	<input type="checkbox"/>
Community-led housing	<input type="checkbox"/>
Older persons housing	<input type="checkbox"/>
Other forms of specialist housing (please specify):	<input type="checkbox"/>
Mix of housing types (please specify):	<input type="checkbox"/>

What capacity do you think the site has for each housing type? (for example, 70 market-led dwellings and 30 affordable):	
What annual build rate do you think each housing type could achieve and why? (for example, 30 market-led housing dwellings per annum):	
If the housing site is located on brownfield land, do you agree to it being considered for inclusion on the council's brownfield land register?	<input type="radio"/> Yes <input type="radio"/> No

Please provide any additional information you would like to be considered about the suggested housing uses for the site:

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Industrial

What type(s) of industrial uses would you be willing to consider on this site? (tick all that apply):

Business (including offices, research and development, and light industry) (use class E(g))	<input type="checkbox"/>
General industrial (use class B2)	<input type="checkbox"/>
Storage or distribution (use class B8)	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Please provide any additional information you would like to be considered about the suggested industrial uses for this site:

Commercial

What types of commercial uses would you be willing to consider on this site? (tick all that apply):

Any commercial uses	<input type="checkbox"/>
Offices for financial, professional, or other services	<input type="checkbox"/>
Retail – comparison goods	<input type="checkbox"/>
Retail – convenience goods	<input type="checkbox"/>
Sports or leisure facilities	<input type="checkbox"/>
Hotel	<input type="checkbox"/>
Mixed commercial uses (please specify):	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Please provide any additional information you'd like to be considered about the suggested commercial uses at this site:

Roadside services or transport facilities

Please provide any information you'd like to be considered about the suggested roadside services or transport facilities at this site:

Community uses

Please provide any information you'd like to be considered about the suggested community uses at this site:

Tourism

Please provide any information you'd like to be considered about the suggested tourism uses at this site:

Gypsy and Traveller uses

Please provide any information you'd like to be considered about the suggested Gypsy and Traveller uses at this site:

Travelling Showpeople uses

Please provide any information you'd like to be considered about the suggested Travelling Showpeople uses at this site:

Renewable energy

Please provide any information you'd like to be considered about the suggested renewable energy uses at this site:

Other uses

Please provide details of other site uses you'd like to be considered at this site:

Section 5: Site suitability

Do any of these issues apply to the site? (tick all that apply):

Development of the site would result in the loss of hedgerows	<input type="checkbox"/>
Development of the site would require the felling of trees	<input type="checkbox"/>
Development of the site would require a culvert or redirecting of watercourses	<input type="checkbox"/>
There are drainage issues on site	<input type="checkbox"/>
There could be contamination issues from previous uses	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Please provide further details of any issues or constraints identified including any interventions that could be made to overcome them.

What services are available at this site? (tick all that apply):

Electricity	<input type="checkbox"/>
Mains gas	<input type="checkbox"/>
Mains water supply	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>
Telecoms	<input type="checkbox"/>
None	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Please provide details of any interventions that could be made to overcome any issues identified

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Section 6: Availability

Please indicate if any the following issues apply to this site (tick all that apply):

Access issues, including any ransom strips needed to access the site from the public highway that the site promoter does not own	<input type="checkbox"/>
Restrictive covenants	<input type="checkbox"/>
Multiple land ownerships	<input type="checkbox"/>
Relocation of existing uses	<input type="checkbox"/>
Other (please specify:)	<input type="checkbox"/>

Please provide details of any issues identified including any interventions that could be made to overcome them:

If you are not the developer or prospective developer, do you know if there has there been any developer interest in the site? Please provide further details:

When do you think the site could deliver the suggested uses? Please tick the relevant timescale:

Within the next 5 years	<input type="checkbox"/>	Within the next 6 to 10 years	<input type="checkbox"/>
Within the next 11 to 15 years	<input type="checkbox"/>	Years 16+	<input type="checkbox"/>

Section 7: Achievability

Please provide information about any viability issues affecting the site that you are aware of. These could be abnormal site costs or economic issues for example:

Section 8: Other supporting information

Please provide any other supporting information you wish to make about the site. For example, this could include details of any planning permissions for the site, details of any previous call for sites or brownfield land register submissions.

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Section 9: Authority employee/member

It is an important principle of the plan-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the local planning authority. Do any of the following statements apply to you or the landowner? (please tick all that apply):

I am employed by Cheshire East Council	<input type="checkbox"/>
I am an elected member of Cheshire East Council	<input type="checkbox"/>
I am related to an employee of Cheshire East Council	<input type="checkbox"/>
I am related to an elected member of Cheshire East Council	<input type="checkbox"/>

Section 10: Agreement

In submitting this form, you confirm that the information provided is correct to the best of your knowledge and understand that your personal information will be processed in line with the [Strategic Planning Privacy Notice](#).

Name:		Date:	
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Call for sites form: habitats sites for biodiversity net gain

A new local plan for Cheshire East



“Call for sites” habitat sites (for biodiversity net gain)

A new local plan for Cheshire East is being prepared and this will consider the development needs of the borough into the 2040s. Landowners, developers, local residents and other parties are invited to put forward sites to the council that they consider suitable for habitat provision and the sale of biodiversity units.

Establishing land for the purposes of habitat provision is a process that can be undertaken at any time, independent of the local plan process, and does not require formal allocation via the local plan.

However, providing information on sites as part of this ‘call for sites’ will help the council to understand the potential availability of land for habitat provision and will form an important part of the evidence base for the new local plan.

Sites submitted for the purposes of habitat provision will be recorded, held on a register and shared to bodies working to establish the Local Nature Recovery Strategy for Cheshire and Warrington. Establishing a record of sites that may be suitable for habitat provision may also assist the council's development processes in the future.

Submitting a site

For habitat provision, please only submit sites that have a minimum area of at least 0.25ha or that could provide 1 biodiversity net gain unit.

Our preference is for site submissions to be made online using the form published at www.cheshireeast.gov.uk/newlocalplan, where you can draw the boundaries of the site directly onto a map and attach any relevant supporting information. If you are not able to submit your site online, please use this form instead. Please complete a separate form for each site, answer all relevant questions and include a plan showing the location and boundaries of the site.

There are separate forms available for submission of waste sites, minerals sites and areas, and sites for housing and economic uses.

Please return completed forms and location plans to: Cheshire East Council Strategic Planning Team, c/o Delamere House, Delamere Street, Crewe CW1 2LL or by email to localplan@cheshireeast.gov.uk.

Please return by: 5pm on Monday 1st July 2024.

As the preparation of a new local plan is a formal process, 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 [Strategic Planning Privacy Notice](#).

We intend to notify people of future consultations and updates on the new local plan. If you would prefer not to receive these notifications, please tick this box: ☐

For further assistance in making a response to the consultation, please see our website at www.cheshireeast.gov.uk/newlocalplan or contact the Strategic Planning Team at localplan@cheshireeast.gov.uk or by telephone on 01270 685893.

Section 1: Contact details

Name:	
Organisation: (where relevant)	
Address:	
Postcode:	
Email:	
Telephone:	

Section 2: Site interest

Please tick all that apply:

I am an agent/consultant (if yes, please state who you are acting on behalf of):	<input type="checkbox"/>
I am a developer/prospective developer	<input type="checkbox"/>
I represent a registered provider	<input type="checkbox"/>
I am the landowner	<input type="checkbox"/>
I am a local resident	<input type="checkbox"/>
I represent a community group or town/parish council (if yes, please provide further details):	<input type="checkbox"/>
Other (please provide further details):	<input type="checkbox"/>
If you are not the owner of the site, please provide the owner's contact details (if known):	
Do you have agreement of the landowner to submit this site for consideration within the land availability assessment/new local plan?	<input type="radio"/> Yes <input type="radio"/> No

Section 3: Site details

Site name:	
Site address (including postcode):	
Current land use:	
Last use (if vacant):	
If the site is not in active use, when did any previous uses cease?	
Approximate site area (in hectares):	
Approximate developable area of the site (in hectares):	
Is the site greenfield/brownfield or a mix of both? (if mixed please specify the approximate area (ha) of greenfield and brownfield land):	<input type="radio"/> Greenfield <input type="radio"/> Brownfield <input type="radio"/> Mixed
Would you be willing for the site to be split or merged with another neighbouring site if this would make it more suitable? (provide any relevant comments):	<input type="radio"/> Yes <input type="radio"/> No

Section 4: Habitat information

What information have you gathered on the site already? (tick all that apply):

Has an ecological assessment been carried out using the DEFRA metric?	<input type="radio"/> Yes <input type="radio"/> No
If so, what is the biodiversity value of the site?	
Is the site already registered for the purposes of habitat provision?	<input type="radio"/> Yes <input checked="" type="radio"/> No
How many biodiversity units to you expect the site to deliver?	

Section 5: Type of habitat provision

What types of habitat would you like to create on the site? (tick all that apply):

Ponds	<input type="checkbox"/>
Hedgerows	<input type="checkbox"/>
Woodland	<input type="checkbox"/>
Wetland	<input type="checkbox"/>
Land sharing options e.g., regenerative agriculture	<input type="checkbox"/>
Species rich meadows	<input type="checkbox"/>
Heathland	<input type="checkbox"/>
Mixture of habitat	<input type="checkbox"/>
Unknown	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Section 6: Availability

Please indicate if any the following issues apply to this site (tick all that apply):

Access issues, including any ransom strips needed to access the site from the public highway that the site promoter does not own	<input type="checkbox"/>
Restrictive covenants	<input type="checkbox"/>
Multiple land ownerships	<input type="checkbox"/>
Relocation of existing uses	<input type="checkbox"/>
Other (please specify:)	<input type="checkbox"/>

Please provide details of any issues identified including any interventions that could be made to overcome them:

--

If you are not the developer or prospective developer, do you know if there has there been any developer interest in the site? Please provide further details:

When do you think the site could deliver the suggested uses? Please tick the relevant timescale:

Within the next 5 years	<input type="checkbox"/>	Within the next 6 to 10 years	<input type="checkbox"/>
Within the next 11 to 15 years	<input type="checkbox"/>	Years 16+	<input type="checkbox"/>

Section 7: Achievability

Please provide information about any other constraints that may affect the delivery of a habitat provision at this site. These could be abnormal site costs or economic issues for example:

Section 7: Other supporting information

Please provide any other supporting information you wish to make about the site. For example, this could include details of any planning permissions for the site, details of any previous call for sites or brownfield land register submissions.

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Section 8: Authority employee/member

It is an important principle of the plan-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the local planning authority. Do any of the following statements apply to you or the landowner? (please tick all that apply):

I am employed by Cheshire East Council	<input type="checkbox"/>
I am an elected member of Cheshire East Council	<input type="checkbox"/>
I am related to an employee of Cheshire East Council	<input type="checkbox"/>
I am related to an elected member of Cheshire East Council	<input type="checkbox"/>

Section 9: Agreement

In submitting this form, you confirm that the information provided is correct to the best of your knowledge and understand that your personal information will be processed in line with the [Strategic Planning Privacy Notice](#).

Name:		Date:	
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Call for minerals sites and areas form

A new local plan for Cheshire East



“Call for sites and areas” minerals

The council consulted on a draft minerals and waste plan in late 2022 and provided an opportunity for new mineral sites and areas to be put forward as part of an accompanying call for sites exercise at that time. The council is now considering (through the current consultation) the possibility of stopping work on the draft minerals and waste plan and instead producing a new single plan that will include all planning policies for its area (excluding the National Park). As this would be a completely new plan, the council must decide how it intends to deal with the minerals and waste sites that were submitted during the preparation of the previous plan.

Submitting a site/area

Landowners, mineral operators and other parties are invited to put forward new sites/areas to the council that they consider are suitable and available for future minerals related development in the borough. This information will be used by the council to help inform any land allocations in the new local plan.

In addition to any new sites/areas, the council will also consider any sites/areas previously submitted under the 2017 and 2022 minerals call for sites exercises, provided the original proposers confirm to us that the sites areas remain relevant and identical to those submitted previously. If any further changes are proposed since the 2017 and 2022 call for sites exercise, then this is also the opportunity to provide either updated details or (where circumstances have changed) to withdraw the sites/areas (in part or whole) as necessary. Previous call for sites submissions will be disregarded if there is no confirmation that the landowner/proposer wishes to continue with a past submitted proposal, as the council is required to show for ‘soundness’ reasons that the site is available and developable during the plan period. Where such confirmation is given, the onus is on the landowner/proposer to ensure that any technical data to support the proposal (including that previously submitted) is as up to date as possible.

Our preference is for site submissions to be made online using the form published at www.cheshireeast.gov.uk/newlocalplan. If you are not able to submit your site online, please use this form instead. So that sites can be properly assessed by the council, please complete all the information requested on the form and include a plan showing the location and boundaries of the site and a separate plan clearly indicating individual land holdings.

There are separate forms available for submission of waste sites, housing and economic uses, and sites for biodiversity net gain offsetting.

Site submissions for all mineral types should include all of the following information:

- Signed statements by all landowners detailing support for, and confirmation of availability of their land for the proposed use.
- Any supporting details or technical data that will assist the council in assessing the proposal.

-
- In the case of proposals for mineral site or preferred area allocation, sufficient details to confirm the anticipated mineral types (including salt), and to provide other supporting information such as a geology report, borehole log data and technical information on the types, quantity and quality of the mineral and its likely market uses. In the case of sand this information should be split where relevant to indicate separate information for silica sand, aggregate sand or sandstone (including whether for building stone or crushed rock purposes).

Please note that the council will not assess the site nor consider it for inclusion in the plan if any of the requested information on the form is not provided with the submission.

Consultation period and return address

The call for sites submission period runs for 12 weeks from 8th April to 5pm on 1st July 2024. The council will also accept and consider any associated technical data, to support a call for sites application that has been made by the deadline.

Please return completed forms, location plans and supporting information to: Cheshire East Council Strategic Planning Team, c/o Delamere House, Delamere Street, Crewe CW1 2LL or by email to localplan@cheshireeast.gov.uk.

What happens next?

The council will use the information received to inform the preparation of the new local plan.

The identification of sites/areas does not imply that the council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites/areas, or as a material consideration in the determination of a planning application. Potential sites that have been identified will be further tested through the plan-making process, including Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination by a planning inspector.

As the preparation of a new local plan is a formal process, 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 [Strategic Planning Privacy Notice](#).

We intend to notify people of future consultations and updates on the new local plan. If you would prefer not to receive these notifications, please tick this box: ☐

For further assistance in making a response to the consultation, please see our website at www.cheshireeast.gov.uk/newlocalplan or contact the Strategic Planning Team at localplan@cheshireeast.gov.uk or by telephone on 01270 685893.

Guidance Notes

Before completing this form, please read the following guidance notes:

- **Your site submission will not be displayed on the council's consultation portal for viewing, but sites may be included in future public consultation exercises and published so cannot be treated confidentially.**
- If supporting information is to be treated confidentially for commercial reasons then this must be specified on this form and marked as "confidential", otherwise confidentiality cannot be guaranteed.
- Please complete the form in as much detail as possible. Please attach an Ordnance Survey map clearly showing the precise boundaries of the site in red and other land in the same control in blue. If only part of red line boundary is suitable for development highlight that part. This will assist in the assessment of the site. You are also welcome to attach any relevant additional information (e.g., ecology or other background studies).
- Please complete a separate form for each site.
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future.
- Only submit sites that you have an interest in and that you believe have genuine potential to be developed over the plan period.
- If considered necessary, you will be contacted by the council to arrange a site visit in order to assist in assessing suitability.
- The call for sites request is part of the new local plan plan-making process and is entirely separate from the council's planning application process.
- Putting a site forward does not guarantee that the council will allocate it or support its development in the future, as all sites will need to be judged against relevant planning policies and other considerations.

Site name and address:

Site name:	
Site address (including postcode):	
Site OS grid reference (easting, northing):	

Total site area (hectares):		Developable site area (hectares):	
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New local plan for Cheshire East | "Call for sites and areas" form: minerals

Promoter, owner and contact details:

Who is promoting the site? (tick all that apply):

Agent	<input type="checkbox"/>
Operator/developer	<input type="checkbox"/>
Landowner	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Operator/developer/landowner detail (name, address and contact details):

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Agent details (if applicable):

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Contact details for the site:

Name:	
Role in organisation:	
Organisation name (if relevant):	
Address:	
Telephone:	
Email:	

New local plan for Cheshire East | “Call for sites and areas” form: minerals

Ownership details:

What is your legal interest in the site?	<input type="checkbox"/> Freeholder <input type="checkbox"/> Leaseholder <input type="checkbox"/> Holder of mineral rights <input type="checkbox"/> Other (please specify):
If you do not hold a legal interest in the site, or there are multiple parties with a legal interest in the site: Please provide the name(s), address(es) and contact details of all parties with a legal interest in the site. Please continue on a separate sheet if necessary and provide a plan which clearly shows the extent of individual land holdings).	
Is the landowner(s) aware/supportive of the proposal? Please provide a separate letter signed by all the landowner(s) to confirm this.	<input type="radio"/> Yes <input type="radio"/> No

Authority employee/member declaration

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority. **Do any of the following statements apply to you and/or agent?** (please tick all that apply):

I am employed by Cheshire East Council	<input type="checkbox"/>
I am an elected member of Cheshire East Council	<input type="checkbox"/>
I am related to an employee of Cheshire East Council	<input type="checkbox"/>
I am related to an elected member of Cheshire East Council	<input type="checkbox"/>

If answering yes, please provide details of their name, role and how you are related:

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Local plan allocation

Is the proposed site allocated within a local plan?	Yes <input type="radio"/> No <input type="radio"/>
If yes, please provide details:	

New local plan for Cheshire East | "Call for sites and areas" form: minerals

Site details

Current or previous land use(s). Please state whether the site is greenfield or brownfield development (please provide a % for each, if appropriate). Please identify the main use of the site and any secondary uses:	
Any existing structures?	
Would development require relocation of the current use or demolition of existing structures?	
Adjacent land uses (e.g. open farmland) to the north:	
Adjacent land uses (e.g. open farmland) to the east:	
Adjacent land uses (e.g. open farmland) to the south:	
Adjacent land uses (e.g. open farmland) to the west:	
Relevant planning history:	
Has this site previously been nominated as part of a planning policy 'call for sites' and if so, when?	

New local plan for Cheshire East | "Call for sites and areas" form: minerals

Site proposal for minerals (general)

What type of development is being proposed?

New minerals extraction site	<input type="checkbox"/>
Extension to existing mineral site	<input type="checkbox"/>
Preferred area for future minerals extraction	<input type="checkbox"/>
Area of search for future minerals	<input type="checkbox"/>
Mineral Safeguarding Area	<input type="checkbox"/>
Minerals related infrastructure	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Known site constraints

Are there any limitations that may prevent or constrain development on this site? (please give details including any measures required to overcome constraint):

Access issues (e.g. limitations or problems relating to existing site access, proposed haulage routes to primary road network, new access required):	
Topography or ground conditions (e.g. site slopes, varying site levels, tree cover, etc.):	
Environmental & ecological constraints (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland):	
Utilities and infrastructure provision (e.g. provision of services):	
Historic environment (e.g. any listed buildings, known archaeology):	

New local plan for Cheshire East | “Call for sites and areas” form: minerals

Water environment (e.g. potential for flooding, water course):	
Air quality (e.g. impact on Air Quality Management Areas):	
Sensitive receptors (e.g. is the site near to any houses, schools, hospitals):	
Neighbouring uses (e.g. pipelines, overhead lines):	
Other considerations (any other issues that may affect the suitability of the site for development):	

Site availability and achievability

What is the likely timescale for the site being development? Please tick one:

Within the next 1-5 years	<input type="radio"/>	Within the next 6-10 years	<input type="radio"/>
Within the next 11-15 years	<input type="radio"/>	Years 15-20 years+	<input type="radio"/>

Is there any issue that may influence the economic viability or timing of the development?

What is the projected life of the site? In the case of mineral extraction sites please also detail the projected life of the mineral extraction operations. When is the site likely to commence operations?

Detailed proposal

Proposal type (extraction, wharves etc.):	
Type of mineral:	
Estimated workable mineral reserves (tonnes/cubic metres):	
Estimated annual output:	
Details of any boreholes/trial pits carried out ¹ :	
Any associated processing plant, buildings or over land or under land conveyors proposed:	
Prospect of sustainable transport:	
Transportation methods:	
Traffic volumes:	
Types of vehicle(s) used on site:	
Likely vehicles routes for transportation of mineral to the site and then after leaving the site:	
Please detail the method of working and proposed site restoration:	

¹ Please include as much detail as possible on quality and quantity of minerals including borehole maps and logs and geological investigation reports and potential for extensions

Additional information

Please use this sheet to supply any additional information you think may help the council in its consideration of this site for allocation in the plan. Please also use this page to supplement any previous questions (clearly marking which questions it relates to):

Call for waste sites form

A new local plan for Cheshire East



“Call for sites” waste sites

The council consulted on a draft minerals and waste plan in late 2022 and provided an opportunity for new waste sites to be put forward as part of an accompanying call for sites exercise at that time. The council is now considering (through the current consultation) the possibility of stopping work on the draft minerals and waste plan and instead producing a new single plan that will include all planning policies for its area (excluding the National Park). As this would be a completely new plan, the council must decide how it intends to deal with the minerals and waste sites that were submitted during the preparation of the previous plan.

Submitting a site/area

Landowners, waste operators and other parties are invited to put forward new sites to the council that they consider are suitable and available for future waste related development in the borough. This information will be used by the council to help inform any land allocations in the new local plan.

In addition to any new sites, the council will also consider any sites previously submitted under the 2017 and 2022 waste call for sites exercises, provided the original proposers confirm to us that the sites areas remain relevant and identical to those submitted previously. If any further changes are proposed since the 2017 and 2022 call for sites exercise, then this is also the opportunity to provide either updated details or (where circumstances have changed) to withdraw the sites (in part or whole) as necessary. Previous call for sites submissions will be disregarded if there is no confirmation that the landowner/proposer wishes to continue with a past submitted proposal, as the council is required to show for ‘soundness’ reasons that the site is available and developable during the plan period. Where such confirmation is given, the onus is on the landowner/proposer to ensure that any technical data to support the proposal (including that previously submitted) is as up to date as possible.

Our preference is for site submissions to be made online using the form published at www.cheshireeast.gov.uk/newlocalplan. If you are not able to submit your site online, please use this form instead. So that sites can be properly assessed by the council, please complete all the information requested on the form and include a plan showing the location and boundaries of the site and a separate plan clearly indicating individual land holdings.

There are separate forms available for submission of minerals sites/areas, housing and economic uses, and sites for biodiversity net gain offsetting.

Site submissions for waste sites should include all of the following information:

- Signed statements by all landowners detailing support for, and confirmation of availability of their land for the proposed use.
- Any supporting details or technical data that will assist the council in assessing the proposal.

Please note that the council will not assess the site nor consider it for inclusion in the plan if any of the requested information on the form is not provided with the submission.

Consultation period and return address

The call for sites submission period runs for 12 weeks from 8th April to 5pm on 1st July 2024. The council will also accept and consider any associated technical data, to support a call for sites application that has been made by the deadline.

Please return completed forms, location plans and supporting information to: Cheshire East Council Strategic Planning Team, c/o Delamere House, Delamere Street, Crewe CW1 2LL or by email to localplan@cheshireeast.gov.uk.

What happens next?

The council will use the information received to inform the preparation of the new local plan.

The identification of sites does not imply that the council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application. Potential sites that have been identified will be further tested through the plan-making process, including Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination by a planning inspector.

As the preparation of a new local plan is a formal process, 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 [Strategic Planning Privacy Notice](#).

We intend to notify people of future consultations and updates on the new local plan. If you would prefer not to receive these notifications, please tick this box: ☐

For further assistance in making a response to the consultation, please see our website at www.cheshireeast.gov.uk/newlocalplan or contact the Strategic Planning Team at localplan@cheshireeast.gov.uk or by telephone on 01270 685893.

Guidance Notes

Before completing this form, please read the following guidance notes:

- **Your site submission will not be displayed on the council's consultation portal for viewing, but sites may be included in future public consultation exercises and published so cannot be treated confidentially.**
- If supporting information is to be treated confidentially for commercial reasons then this must be specified on this form and marked as "confidential", otherwise confidentiality cannot be guaranteed.
- Please complete the form in as much detail as possible. Please attach an Ordnance Survey map clearly showing the precise boundaries of the site in red and other land in the same control in blue. If only part of red line boundary is suitable for development highlight that

part. This will assist in the assessment of the site. You are also welcome to attach any relevant additional information you have that will assist the council in its assessment.

- Please complete a separate form for each site.
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future.
- Only submit sites that you have an interest in and that you believe have genuine potential to be developed over the plan period.
- If considered necessary, you will be contacted by the council to arrange a site visit in order to assist in assessing suitability.
- The call for sites request is part of the new local plan plan-making process and is entirely separate from the council's planning application process.
- Putting a site forward does not guarantee that the council will allocate it or support its development in the future, as all sites will need to be judged against relevant planning policies and other considerations.

Site name and address:

Site name:	
Site address (including postcode):	
Site OS grid reference (easting, northing):	

Total site area (hectares):		Developable site area (hectares):	
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Promoter, owner and contact details:

Who is promoting the site? (tick all that apply):

Agent	<input type="checkbox"/>
Operator/developer	<input type="checkbox"/>
Landowner	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

New local plan for Cheshire East | "Call for sites" form: waste

Operator/developer/landowner detail (name, address and contact details):

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Agent details (if applicable):

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Contact details for the site:

Name:	
Role in organisation:	
Organisation name (if relevant):	
Address:	
Telephone:	
Email:	

Ownership details:

What is your legal interest in the site?	<input type="checkbox"/> Freeholder <input type="checkbox"/> Leaseholder <input type="checkbox"/> Other (please specify):
------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------

<p>If you do not hold a legal interest in the site, or there are multiple parties with a legal interest in the site: Please provide the name(s), address(es) and contact details of all parties with a legal interest in the site. Please continue on a separate sheet if necessary and provide a plan which clearly shows the extent of individual land holdings).</p>	
<p>Is the landowner(s) aware/supportive of the proposal? Please provide a separate letter signed by all the landowner(s) to confirm this.</p>	<p><input type="radio"/> Yes <input type="radio"/> No</p>

Authority employee/member declaration

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority. **Do any of the following statements apply to you and/or agent?** (please tick all that apply):

I am employed by Cheshire East Council	<input type="checkbox"/>
I am an elected member of Cheshire East Council	<input type="checkbox"/>
I am related to an employee of Cheshire East Council	<input type="checkbox"/>
I am related to an elected member of Cheshire East Council	<input type="checkbox"/>

If answering yes, please provide details of their name, role and how you are related:

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Local plan allocation

Is the proposed site allocated within a local plan?	Yes <input type="radio"/> No <input type="radio"/>
If yes, please provide details:	

New local plan for Cheshire East | "Call for sites" form: waste

Proposed uses

What type of waste management facilities do you propose? (please tick all that apply):

Waste transfer site	<input type="checkbox"/>
Recycling facilities	<input type="checkbox"/>
Waste to energy facilities	<input type="checkbox"/>
Agricultural waste treatment facilities	<input type="checkbox"/>
Hazardous treatment including low level nuclear waste	<input type="checkbox"/>
Inert landfill (associated with quarry restoration)	<input type="checkbox"/>
Non hazardous landfill	<input type="checkbox"/>
Waste water or sludge treatment facilities	<input type="checkbox"/>
Open windrow composting	<input type="checkbox"/>
In-vessel composting	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Waste types

What are the types of waste that would be handled at this site? (please tick all that apply):

Waste from households	<input type="checkbox"/>
Commercial and industrial	<input type="checkbox"/>
Construction, demolition and excavation	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Site availability and achievability

What is the likely timescale for the site being developed? Please tick one:

Within the next 1-5 years	<input type="radio"/>	Within the next 6-10 years	<input type="radio"/>
Within the next 11-15 years	<input type="radio"/>	Years 15-20 years+	<input type="radio"/>

Is there any issue that may influence the economic viability or timing of the development?

Site proposal for waste (general)

Please provide details of your site proposal (for any questions which you consider to be irrelevant to your proposal, please clearly state “N/A”):

Waste capacity (million tonnes per annum)	
Source of waste(s)	
Amount of energy/heat to be obtained from the waste management process	
Estimated hours of operation	
Estimated duration of site operations (months/years)	
Estimated daily vehicle movements including those relating to staff (HGVs and other vehicles to be specified)	
When is the site anticipated to come forward as a planning application?	
When is the site likely to commence operations?	

New local plan for Cheshire East | “Call for sites” form: waste

Site details

Current or previous land use(s). Please state whether the site is greenfield or brownfield development (please provide a % for each, if appropriate). Please identify the main use of the site and any secondary uses:	
Any existing structures?	
Would development require relocation of the current use or demolition of existing structures?	
Adjacent land uses (e.g. open farmland) to the north:	
Adjacent land uses (e.g. open farmland) to the east:	
Adjacent land uses (e.g. open farmland) to the south:	
Adjacent land uses (e.g. open farmland) to the west:	
Relevant planning history:	
Has this site previously been nominated as part of a planning policy 'call for sites' and if so, when?	

New local plan for Cheshire East | "Call for sites" form: waste

Known site constraints

Are there any limitations that may prevent or constrain development on this site? (please give details including any measures required to overcome constraint):

Access issues (e.g. limitations or problems relating to existing site access, proposed haulage routes to primary road network, new access required):	
Topography or ground conditions (e.g. site slopes, varying site levels, tree cover, etc.):	
Environmental & ecological constraints (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland):	
Utilities and infrastructure provision (e.g. provision of services):	
Historic environment (e.g. any listed buildings, known archaeology):	
Water environment (e.g. potential for flooding, water course):	
Air quality (e.g. impact on Air Quality Management Areas):	
Sensitive receptors (e.g. is the site near to any houses, schools, hospitals):	
Neighbouring uses (e.g. pipelines, overhead lines):	
Other considerations (any other issues that may affect the suitability of the site for development):	

New local plan for Cheshire East | “Call for sites” form: waste


Additional information

Please use this sheet to supply any additional information you think may help the council in its consideration of this site for allocation in the plan. Please also use this page to supplement any previous questions (clearly marking which questions it relates to):


New local plan for Cheshire East | “Call for sites” form: waste

Appendix 3: Consultation portal screenshots

Issues paper consultation



Planning Policy Consultation Portal



Issues paper for a new local plan for Cheshire East

INFORMAL SUBMISSION - OPEN

We are consulting on an issues paper as the first important step in producing a new local plan. This provides an opportunity to tell us what issues you think the new plan should address.

INFORMATION

PROPOSAL

WHAT PEOPLE SAY

More Information

Strategic Planning Team

Cheshire East Council

01270 685893

localplan@cheshireeast.gov.uk

c/o Delamare House
Delamare Street Crewe CW1 2LL

Supporting Files

Responding to the climate emergency topic paper.pdf

Healthy and safe communities topic paper.pdf

Design topic paper.pdf

Our natural environment topic paper.pdf

Homes for everyone topic paper.pdf

Town centres and retail topic paper.pdf

Jobs skills and economy topic paper.pdf

PRIVACY POLICY

If you take part: your name and answers will be displayed. Your personal information will be processed in accordance with our [privacy notice](#).

READ AND COMMENT

This event requires you to first [Login](#) or [Register](#) before providing a response.

Consultation on the issues paper:

We are consulting on an issues paper as the first important step in producing a new local plan. This sets out a number of issues that we think the new local plan should consider. The consultation provides an opportunity to tell us what issues you think the plan should address and how it can help tackle local priorities.

The issues paper is organised under various subject areas, and asks a number of questions for each subject. We have also produced a separate topic paper for each subject area to provide further background information (topic papers can be download from 'Supporting Files' on the left).

To get started, please click the "READ AND COMMENT" button above, or the "PROPOSAL" tab near the top of the page. As you read through the issues paper online, you'll see a number of questions throughout the document - just click the "ADD COMMENT" button next to each question to respond. When you've finished adding comments against different questions, you can then submit your response. You will need to log-in or register before adding comments.

The consultation closes at 5:00pm on **1st July 2024** - so please make sure that you finalise and submit your responses to us before then.

Other current consultations:

We are also seeking views on some supporting reports that will help to inform future stages of the new local plan, and asking people to submit sites that they consider are suitable and available for future development. Further information and links to the different consultation forms can be found on the [new local plan page](#) on the council's website.

New local plan for Cheshire East | Issues paper report of consultation

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Draft Sustainability Appraisal scoping report consultation



Planning Policy Consultation Portal



Draft Sustainability Appraisal Scoping Report

INFORMAL SUBMISSION - OPEN

Consultation on the draft scoping report, setting out the proposed environmental, social and economic considerations against which future drafts of the new local plan will be assessed.

INFORMATION	PROPOSAL	WHAT PEOPLE SAY
<div>More Information ▲</div> <div>Strategic Planning Team</div> <div>Cheshire East Council</div> <div>01270 685893</div> <div>localplan@cheshireeast.gov.uk</div> <div>c/o Delamare House Delamare Street Crewe CW1 2LL</div>	<div>PRIVACY POLICY</div> <div>If you take part: your name and answers will be displayed. Your personal information will be processed in accordance with our privacy notice.</div> <div>READ AND COMMENT</div> <div>This event requires you to first Login or Register before providing a response.</div>	<div>Consultation on the Draft Sustainability Appraisal Scoping Report:</div> <div>We have started to prepare a new local plan for Cheshire East, covering the period into the 2040s. Sustainability Appraisal is a process to assess the social, environmental and economic impacts of a plan, and is carried out during the preparation of the plan. The purpose of this draft scoping report is to identify the scope and methodology for carrying out the Sustainability Appraisal of future drafts of the new local plan for Cheshire East.</div> <div>We are consulting on the draft scoping report to seek views on whether the proposed assessment methodology and baseline data are comprehensive, and whether the proposed sustainability objectives and key sustainability issues are appropriate. To get started, please click the "READ AND COMMENT" button above, or the "PROPOSAL" tab near the top of the page. As you read through the draft scoping report, just click the "ADD COMMENT" button next to any section to add a response. When you've finished adding comments, you can then submit your response. You will need to log-in or register before adding comments.</div> <div>The consultation closes at 5:00pm on 1st July 2024 - so please make sure that you finalise and submit your responses to us before then.</div> <div>Other current consultations:</div> <div>We are also consulting on an issues paper as the first important step in producing a new local plan, seeking views on some other supporting reports that will help inform future stages of the local plan, and asking people to submit sites that they consider are suitable and available for future development. Further information and links to the different consultation forms can be found on the new local plan page on the council's website.</div>

Land availability assessment draft methodology consultation



Planning Policy Consultation Portal



Land availability assessment: draft methodology

INFORMAL SUBMISSION - OPEN

Consultation on a draft methodology for assessing the availability of land, to inform the new local plan and help identify what land may be available to help meet future development needs.

INFORMATION	PROPOSAL	WHAT PEOPLE SAY
<div>More Information ▲</div> <div>Strategic Planning Team</div> <div>Cheshire East Council</div> <div>☎ 01270 685893</div> <div>✉ localplan@cheshireeast.gov.uk</div> <div>📍 c/o Delamare House Delamare Street Crewe CW1 2LL</div>	<div>PRIVACY POLICY</div> <p>If you take part: your name and answers will be displayed. Your personal information will be processed in accordance with our privacy notice.</p> <div>READ AND COMMENT</div> <p>This event requires you to first Login or Register before providing a response.</p>	<div>Consultation on the land availability assessment draft methodology:</div> <p>We have started to prepare a new local plan for Cheshire East, covering the period into the 2040s. We will need to produce a land availability assessment to help us understand what land may be available to help meet future development needs and to understand the constraints that affect this land. The land availability assessment will help to inform the new local plan, but it does not determine whether a site should be allocated for development, nor whether planning permission should be granted.</p> <p>We are consulting on the draft methodology that could be used to carry out this assessment of land availability.</p> <p>To get started, please click the "READ AND COMMENT" button above, or the "PROPOSAL" tab near the top of the page. As you read through the draft methodology report, just click the "ADD COMMENT" button next to any section to add a response. When you've finished adding comments, you can then submit your response. You will need to log-in or register before adding comments.</p> <p>The consultation closes at 5:00pm on 1st July 2024 - so please make sure that you finalise and submit your responses to us before then.</p> <p>Other current consultations:</p> <p>We are also consulting on an issues paper as the first important step in producing a new local plan, seeking views on some other supporting reports that will help inform future stages of the local plan, and asking people to submit sites that they consider are suitable and available for future development. Further information and links to the different consultation forms can be found on the new local plan page on the council's website 🌐.</p>

Settlement hierarchy draft methodology consultation



Planning Policy Consultation Portal



Settlement hierarchy: draft methodology

INFORMAL SUBMISSION - OPEN

Consultation on a draft methodology to inform the approach to the hierarchy of settlements in the new local plan.

INFORMATION	PROPOSAL	WHAT PEOPLE SAY
<p>More Information </p> <p>Strategic Planning Team</p> <p>Cheshire East Council</p> <p>01270 685893</p> <p>localplan@cheshireeast.gov.uk</p> <p>c/o Delamare House Delamare Street Crewe CW1 2LL</p>	<p>PRIVACY POLICY</p> <p>If you take part, your name and answers will be displayed. Your personal information will be processed in accordance with our privacy notice.</p> <p>READ AND COMMENT</p> <p>This event requires you to first Login or Register before providing a response.</p>	<p>Consultation on the settlement hierarchy draft methodology:</p> <p>We have started to prepare a new local plan for Cheshire East, covering the period into the 2040s. The borough has a large number of settlements, which differ greatly in terms of their size, role, and provision of services and facilities. The current local plan sets a hierarchy of settlements and we are currently consulting on this draft methodology that could be used to review and update this settlement hierarchy for the new plan.</p> <p>To get started, please click the "READ AND COMMENT" button above, or the "PROPOSAL" tab near the top of the page. As you read through the draft methodology report, just click the "ADD COMMENT" button next to any section to add a comment. When you've finished adding comments, you can then submit your response. You will need to log-in or register before adding comments.</p> <p>The consultation closes at 5:00pm on 1st July 2024 - so please make sure that you finalise and submit your responses to us before then.</p> <p>Other current consultations:</p> <p>We are also consulting on an issues paper as the first important step in producing a new local plan, seeking views on some other supporting reports that will help inform future stages of the local plan, and asking people to submit sites that they consider are suitable and available for future development. Further information and links to the different consultation forms can be found on the new local plan page on the council's website.</p>

Call for sites: housing and economic uses



Planning Policy Consultation Portal



Call for sites: housing and economic uses

FORMAL SUBMISSION - OPEN

Invitation to put forwards sites that you consider to be suitable and available for housing or economic uses. Sites will be considered by the council through the next land availability assessment.

INFORMATION

PROPOSAL

More Information

Strategic Planning Team

Cheshire East Council

01270 685893

localplan@cheshireeast.gov.uk

c/o Delamare House Delamere Street Crewe CW1 2LL

Supporting Files

Call for sites form housing and economic uses.pdf

PRIVACY POLICY

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SUBMIT A SITE

Call for sites: housing and economic uses

We have started to prepare a new local plan for Cheshire East, covering the period into the 2040s. Landowners, developers, local residents and other parties are invited to put forward sites to the council that they consider suitable and available for future housing and economic development. This information will be used by the council when it prepares its next land availability assessment.

The Cheshire East Land Availability Assessment (CELAA) will be an important part of the evidence base for the new local plan and it will be used by the council to understand what land could be available for housing and economic uses to meet future needs. Housing sites submitted on brownfield land will also be considered for inclusion in the council's brownfield land register.

Assessment of a site and its inclusion in the next CELAA does not determine whether a site should be allocated for future development or whether planning permission should be granted. Land allocations can only be made through local plans or neighbourhood plans.

To submit a housing or economic uses site for consideration, please click the button below to open the dedicated form, where you can draw the boundaries of the site directly onto a map and attach any relevant supporting information. Please submit all sites online wherever possible. However, if you are not able to complete the online form, you can complete and return the downloadable form available under 'supporting files'.

Submit your site online >

The consultation closes at 5:00pm on 1st July 2024 - so please make sure that you submit your responses to us before then.

Other current consultations:

We are also consulting on an issues paper as the first important step in producing a new local plan, seeking views on some other supporting reports (including the draft CELAA methodology) that will help inform future stages of the local plan, and asking people to submit minerals sites areas; waste sites; and sites for habitat creation (for biodiversity net gain). Further information and links to the different consultation forms can be found on the [new local plan page on the council's website](#).

Call for sites: habitats sites for biodiversity net gain



Planning Policy Consultation Portal



Call for sites: habitat sites (for biodiversity net gain)

FORMAL SUBMISSION - OPEN

Invitation to put forwards sites that you consider are suitable for habitat provision and the sale of biodiversity units.

INFORMATION

PROPOSAL

More Information

Strategic Planning Team

Cheshire East Council

01270 685893

localplan@cheshireeast.gov.uk

c/o Delamare House
Delamare Street Crewe CW1
2LL

Supporting Files

Call for sites form habitats
sites for biodiversity net
gain.pdf

PRIVACY POLICY

Your personal information will be processed in accordance with our [privacy notice](#).

[SUBMIT A SITE](#)

We have started to prepare a new local plan for Cheshire East, covering the period into the 2040s. Landowners, developers, local residents and other parties are invited to put forward sites that they consider suitable for habitat provision and the sale of biodiversity units.

Establishing land for the purposes of habitat provision is a process that can be undertaken at any time, independent of the local plan process, and does not require formal allocation via the local plan.

However, providing information on sites as part of this 'call for sites' will help the council to understand the potential availability of land for habitat provision and will form an important part of the evidence base for the new local plan.

Sites submitted for the purposes of habitat provision will be recorded, held on a register and shared to bodies working to establish the Local Nature Recovery Strategy for Cheshire and Warrington. Establishing a record of sites that may be suitable for habitat provision may also assist the council's development processes in the future.

To submit a habitat site for consideration, please click the button below to open the dedicated form, where you can draw the boundaries of the site directly onto a map and attach any relevant supporting information. Please submit all sites online wherever possible. However, if you are not able to complete the online form, you can complete and return the downloadable form available under 'supporting files'.

[Submit your site online >](#)

The consultation closes at 5:00pm on 1st July 2024 - so please make sure that you submit your responses to us before then.

Other current consultations:

We are also consulting on an issues paper as the first important step in producing a new local plan, seeking views on some other supporting reports (including the draft CELAA methodology) that will help inform future stages of the local plan, and asking people to submit sites for housing and economic uses; minerals sites and areas; and waste sites. Further information and links to the different consultation forms can be found on the [new local plan page on the council's website](#).

Call for sites: minerals sites and areas



Planning Policy Consultation Portal



Call for minerals sites and areas

INFORMAL SUBMISSION - OPEN

Invitation to put forwards sites and areas that are considered suitable and available for future minerals related development.

INFORMATION

SURVEY

More Information

Strategic Planning Team

Cheshire East Council

01270 685893

localplan@cheshireeast.gov.uk

c/o Delamare House Delamare Street Crewe CW1 2LL

Supporting Files

PDF format Call for minerals sites and areas form.pdf

Microsoft Word format Call for minerals sites and areas form.docx

PRIVACY POLICY

Your personal information will be processed in accordance with our [privacy notice](#).

This event requires you to first [Login](#) or [Register](#) before providing a response.

SUBMIT A SITE

Call for minerals sites and areas

The council consulted on a draft minerals and waste plan in late 2022 and provided an opportunity for new mineral sites and areas to be put forward as part of an accompanying call for sites exercise at that time. The council is now considering (through the current consultation) the possibility of stopping work on the draft minerals and waste plan and instead producing a new single plan that will include all planning policies for its area (excluding the National Park). As this would be a completely new plan, the council must decide how it intends to deal with the minerals and waste sites that were submitted during the preparation of the previous plan.

Submitting a minerals site/area

Landowners, mineral operators and other parties are invited to put forward new sites/areas to the council that they consider are suitable and available for future minerals related development in the borough. This information will be used by the council to help inform any land allocations in the new local plan.

In addition to any new sites/areas, the council will also consider any sites/areas previously submitted under the 2017 and 2022 minerals call for sites exercises, provided the original proposers confirm to us that the sites areas remain relevant and identical to those submitted previously. If any further changes are proposed since the 2017 and 2022 call for sites exercise, then this is also the opportunity to provide either updated details or (where circumstances have changed) to withdraw the sites/areas (in part or whole) as necessary. Previous call for sites submissions will be disregarded if there is no confirmation that the landowner/proposer wishes to continue with a past submitted proposal, as the council is required to show for 'soundness' reasons that the site is available and developable during the plan period. Where such confirmation is given, the onus is on the landowner/proposer to ensure that any technical data to support the proposal (including that previously submitted) is as up to date as possible.

Our preference is for site submissions to be made online using this consultation portal - click the "SUBMIT A SITE" button above (from 8th April). If you are not able to submit your site online, there is a downloadable form available instead. So that sites can be properly assessed by the council, please complete all the information requested on the form and include a plan showing the location and boundaries of the site and a separate plan clearly indicating individual land holdings.

There are separate forms available for submission of waste sites, housing and economic uses, and sites for biodiversity net gain offsetting.

Site submissions for all mineral types should include all of the following information:

- Signed statements by all landowners detailing support for and confirmation of availability of their land for the proposed

Call for sites: waste sites



Planning Policy Consultation Portal



Call for waste sites

INFORMAL SUBMISSION - OPEN

Invitation to put forwards sites that are considered to be suitable and available for future waste related development in Cheshire East.

INFORMATION

SURVEY

More Information

Strategic Planning Team

Cheshire East Council

01270 685893

localplan@cheshireeast.gov.uk

c/o Delamare House Delamere Street Crewe CW1 2LL

Supporting Files

PDF format Call for waste sites form.pdf

Microsoft Word format Call for waste sites form.docx

PRIVACY POLICY

Your personal information will be processed in accordance with our [privacy notice](#).

This event requires you to first [Login](#) or [Register](#) before providing a response.

GO TO EVENT

Call for waste sites

The council consulted on a draft minerals and waste plan in late 2022 and provided an opportunity for new waste sites to be put forward as part of an accompanying call for sites exercise at that time. The council is now considering (through the current consultation) the possibility of stopping work on the draft minerals and waste plan and instead producing a new single plan that will include all planning policies for its area (excluding the National Park). As this would be a completely new plan, the council must decide how it intends to deal with the minerals and waste sites that were submitted during the preparation of the previous plan.

Submitting a waste site

Landowners, waste operators and other parties are invited to put forward new sites to the council that they consider are suitable and available for future waste related development in the borough. This information will be used by the council to help inform any land allocations in the new local plan.

In addition to any new sites, the council will also consider any sites previously submitted under the 2017 and 2022 waste call for sites exercises, provided the original proposers confirm to us that the sites areas remain relevant and identical to those submitted previously. If any further changes are proposed since the 2017 and 2022 call for sites exercise, then this is also the opportunity to provide either updated details or (where circumstances have changed) to withdraw the sites (in part or whole) as necessary. Previous call for sites submissions will be disregarded if there is no confirmation that the landowner/proposer wishes to continue with a past submitted proposal, as the council is required to show for 'soundness' reasons that the site is available and developable during the plan period. Where such confirmation is given, the onus is on the landowner/proposer to ensure that any technical data to support the proposal (including that previously submitted) is as up to date as possible.

Our preference is for site submissions to be made online using this consultation portal - click the "SUBMIT A SITE" button above (from 8th April). If you are not able to submit your site online, there is a downloadable form available instead. So that sites can be properly assessed by the council, please complete all the information requested on the form and include a plan showing the location and boundaries of the site and a separate plan clearly indicating individual land holdings.

There are separate forms available for submission of minerals sites/areas, housing and economic uses, and sites for biodiversity net gain offsetting.

Site submissions for waste sites should include all of the following information:

- Signed statements by all landowners detailing support for, and confirmation of availability of their land for the proposed

Appendix 4: Specific consultation bodies

The following list of consultees is based on the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

The local planning authority must consult the specific and general consultation bodies set out in Regulation 2 (as appropriate) as well as such residents or businesses in the local area as appropriate.

Specific consultation bodies:

- The Coal Authority
- Environment Agency
- Historic England
- Marine Management Organisation
- Natural England
- Network Rail
- National Highways
- Relevant authorities whose area is within or adjoining the local planning authority's area, including town and parish councils; parish meetings; neighbouring unitary, district and county councils, the Peak District National Park Authority; and the Greater Manchester Combined Authority
- Persons to whom the electronic communications code applies or who owns or controls electronic communications apparatus in the local planning authority's area, including BT/Openreach, EE Limited, Sky, Talk Talk Communications Ltd, Virgin Media O2, and Vodafone Group plc.
- NHS Cheshire and Merseyside Integrated Care Board
- NHS England
- Electricity license holders, including Electricity North West, National Grid, SP Energy Networks, United Utilities Electricity Connections, and Western Power Distribution.
- Gas license holders, including Cadent Gas and National Gas Transmission
- United Utilities
- Homes England

Appendix 5: Notification letters and emails

General notification email

From: [LOCAL PLAN](#)
To: [LOCAL PLAN](#)
Subject: A new local plan for Cheshire East: Consultation on the issues
Date: 08 April 2024 14:08:29
Attachments: [image001.png](#)
[image002.png](#)

Dear Dr Test Account, Principal Planning Officer, Cheshire East Council

A local plan sets out how development (such as homes, business growth and infrastructure) should take place in the future. It also contains policies to help protect and enhance the environment and create attractive places where people can live active, healthy lives. Its policies are used to make decisions on planning applications.

We are consulting on an issues paper as the first important step in producing a new local plan for Cheshire East. This sets out a number of issues that we think the new local plan should consider. The consultation provides an opportunity to tell us what issues you think the plan should address and how it can help tackle local priorities. We are also seeking views on some supporting reports that will help to inform future stages of the new local plan, and asking people to submit sites that they consider are suitable and available for future development.

The consultation runs from 8th April to 5:00pm on 1st July 2024. Further information and all the consultation documents are available on the council's website at www.cheshireeast.gov.uk/newlocalplan.

Yours sincerely,

Stewart House | Principal Planning Officer
Cheshire East Council | Strategic Planning Team
Tel 01270 685893
www.cheshireeast.gov.uk/newlocalplan



Working for a brighter future together

To unsubscribe to future planning policy emails and consultation notifications, please reply to this message with the subject heading "Unsubscribe 719612"

General notification letter



Working for a brighter future together



Strategic Planning
c/o Delamere House
Delamere Street, CREWE
CW1 2LL

01270 685893
localplan@cheshireeast.gov.uk

DATE: 8th April 2024

OUR REF: ISP

YOUR REF: [REDACTED]

A new local plan for Cheshire East: Consultation on the issues

Dear [REDACTED],

A local plan sets out how development (such as homes, business growth and infrastructure) should take place in the future. It also contains policies to help protect and enhance the environment and create attractive places where people can live active, healthy lives. Its policies are used to make decisions on planning applications.

We are consulting on an issues paper as the first important step in producing a new local plan for Cheshire East. This sets out a number of issues that we think the new local plan should consider. The consultation provides an opportunity to tell us what issues you think the plan should address and how it can help tackle local priorities. We are also seeking views on some supporting reports that will help to inform future stages of the new local plan, and asking people to submit sites that they consider are suitable and available for future development.

The consultation runs from 8th April to 5:00pm on 1st July 2024. You can view the documents and find further information at www.cheshireeast.gov.uk/newlocalplan, at the Crewe Customer Centre (Delamere House CW1 2JX) and the Macclesfield Customer Centre (Town Hall SK10 1EA). The main consultation documents are also available at all Cheshire East libraries.

We are also currently updating our local plan mailing list to avoid sending unwanted letters. If you wish to continue to receive updates about planning policy consultations in Cheshire East, please either respond to this current consultation or return the confirmation slip overleaf. If we do not hear from you by 1st July, we will not send any further letters about the new local plan.

Yours sincerely,


Stewart House
Principal Planning Officer (Strategic Planning)


All other enquiries 0300 123 5500


www.cheshireeast.gov.uk

Appendix 6: Website screenshots

New local plan webpage



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A new local plan for Cheshire East

A local plan sets out how development (such as homes, business growth and infrastructure) should take place in the future. It also contains policies to help protect and enhance the environment, and contribute to creating attractive places where people can live active and healthy lives. Its policies are used to make decisions on planning applications. Our current local plan covers the period from 2010 to 2030, but we need to start preparing its replacement now given changes to national planning policy, the requirement to review plans regularly, and the long time it takes to prepare a new plan.

Consultation on the issues

We are consulting on an issues paper as the first important step in producing a new local plan. This sets out a number of issues that we think the new local plan should consider. The consultation provides an opportunity to tell us what issues you think the plan should address and how it can help tackle local priorities.

We are also seeking views on some supporting reports that will help to inform future stages of the new local plan, and asking people to submit sites that they consider are suitable and available for future development.

The consultation runs from 8th April to **5:00pm on 1st July 2024**. You can find further information, view all the documents, and submit your responses under each of the headings below.

Keyboard navigation: use the spacebar to display further information.

Issues paper consultation

The issues paper is organised under various subject areas, and asks a number of questions for each subject. We have also produced a separate topic paper for each subject area to provide further background information.

- Consultation document: [Issues paper for the new local plan \(PDF, 886KB\)](#)
- Background topic papers:
 - [Responding to the climate emergency topic paper \(PDF, 531KB\)](#)
 - [Healthy and safe communities topic paper \(PDF, 398KB\)](#)
 - [Design topic paper \(PDF, 341KB\)](#)
 - [Our natural environment topic paper \(PDF, 347KB\)](#)
 - [Homes for everyone topic paper \(PDF, 441KB\)](#)
 - [Town centres and retail topic paper \(PDF, 467KB\)](#)
 - [Jobs, skills and economy topic paper \(PDF, 396KB\)](#)
 - [Transport and infrastructure topic paper \(PDF, 376KB\)](#)
 - [Historic environment topic paper \(PDF, 360KB\)](#)

- [Towns and villages topic paper \(PDF, 467KB\)](#)
- [Rural matters topic paper \(PDF, 545KB\)](#)
- [Minerals topic paper \(PDF, 517KB\)](#)
- [Waste topic paper \(PDF, 351KB\)](#)

You can also view the issues paper consultation document and submit your response online using our consultation portal:

[Submit your response online >](#)

If you are not able to use the consultation portal, you can complete and return our [downloadable issues paper consultation response form \(PDF, 519KB\)](#).

Consultation on supporting reports

We are also seeking views on some draft reports that will help to inform future stages of the new local plan, including:

- The [Draft Sustainability Appraisal Scoping Report \(PDF, 6.0MB\)](#), setting out the environmental, social and economic considerations against which future drafts of the new local plan will be assessed. You can also [view the Draft Sustainability Appraisal Scoping Report and submit your response](#) on our consultation portal.
- A [methodology for assessing the availability of land \(PDF, 475KB\)](#) to inform the new local plan, and to identify what land may be available to help meet future development needs. You can also [view the land availability assessment draft methodology and submit your response](#) on our consultation portal.
- A [methodology for reviewing the existing hierarchy of settlements \(PDF, 419KB\)](#) in the new local plan. You can also [view the settlement hierarchy draft methodology and submit your response](#) on our consultation portal.

If you are not able to use the consultation portal, you can complete and return our [downloadable supporting documents consultation response form \(PDF, 606KB\)](#).

Call for sites

Alongside the consultation on the issues paper and supporting reports, we are also inviting landowners, developers, local residents and other parties to put forwards sites that they consider are suitable and available for future development.

You can find further information on the "call for sites" and submit sites for our consideration on our consultation portal. There are separate forms for different types of sites:

- [Submit a site for housing or economic uses](#)
- [Submit a site or area for minerals development](#)
- [Submit a site for waste development](#)
- [Submit a site for habitat provision \(for biodiversity net gain\)](#)

Further information

In addition to this website, you can view copies of all the documents and collect printed copies of all the response forms from the [Delamere House, Crewe](#) and [Macclesfield Town Hall](#). You can also view a copy of the issues paper consultation document and collect a printed copy of the issues paper response form from any [public library in Cheshire East](#).

We have also produced a [notice of consultation \(PDF, 53KB\)](#)

For further information or assistance, please contact the Strategic Planning Team by email localplan@cheshireeast.gov.uk or telephone 01270 685893.

Page last reviewed: 04 April 2024

Can we improve this page?



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
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Extract from the council's consultations webpage




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Cheshire East Council's consultation and engagement portal


Current consultations

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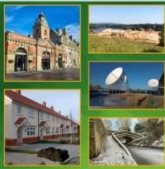
Air Quality Strategy Consultation 2024



Carbon Neutrality Action Plan Consultation



Statement of Licensing Policy Consultation 2024



New Local Plan Issues Paper

A local plan sets out how development (such as homes, business growth and infrastructure) should take place in the future. It also contains policies to help protect and enhance the environment, and contribute to creating attractive places where people can live active and healthy lives. Its policies are used to make decisions on planning applications.

We are consulting on an issues paper as the first important step in producing a new local plan. This sets out a number of issues that we think the new local plan should consider. The consultation provides an opportunity to tell us what issues you think the plan should address and how it can help tackle local priorities. We are also seeking views on some supporting reports that will help to inform future stages of the new local plan, and asking people to submit sites that they consider are suitable and available for future development.


[View more information and have your say at our new local plan webpage](#)


Closes Monday, 1 July 2024


New local plan for Cheshire East | **Issues paper report of consultation**

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Extract from the council's website homepage



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Cheshire East Council

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Cost of living



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Council Tax >

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Libraries and leisure >


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Health and social care >

Council and democracy >


More services >

Featured



Do you have photo ID to vote on 2 May?

The deadline to apply for free voter photo ID is 5pm on 24 April



Cheshire East Council
Working together to
REDUCE CARBON

Can you help us tackle climate change?

Residents views wanted

Latest news

11/04/2024 - Check you have the right photo ID to vote in person on 2 May

Time is running out to apply for free voter photo ID ahead of the 2 May elections

10/04/2024 - Work starts on a new Cheshire East Local Plan

A 12-week consultation is now underway on Cheshire East Council's 'Local Plan issues paper'

09/04/2024 - Council asks – can you help us tackle climate change?

Residents views wanted on a new wider borough carbon action plan

New local plan for Cheshire East | **Issues paper report of consultation**

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Appendix 7: Media release



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/ 10/04/2024 - Work starts on a new Cheshire East Local Plan



Work starts on a new Cheshire East Local Plan

10 April 2024



Cheshire East has started the ball rolling on its new Local Plan which will eventually set the blueprint for development in the borough into the 2040s.

A 12-week consultation is now underway on Cheshire East Council's 'Local Plan issues paper' and feedback is invited from residents, businesses and other organisations about how future planning policies can help to address a wide range of issues.

These include meeting the borough's future housing needs, tackling climate change, providing new jobs, restoring nature and supporting healthier lifestyles.

Views are also invited on a number of other draft reports that will help inform the content of the new Local Plan, including about the availability of land for future development.

[View the consultation.](#) The deadline for responding is 5pm on Monday 1 July 2024.

Councillor Mick Warren, chair of Cheshire East Council's environment and communities committee, said: "A Local Plan sets out how new development should take place in the future and shows what sort of development is acceptable and where, for example homes, business growth and infrastructure.



"The current Cheshire East Local Plan runs to 2030 and last year, the council decided that a new one should be prepared to replace it.

"We're still waiting for the Government to release full details of the changes they are making to the way future local plans must be prepared, as part of its reforms to the planning system, and we are some way off publishing any draft policies and proposals for the borough.

"But the issues paper is the first important step in preparing our new local plan and provides an initial opportunity for local communities to tell us through the consultation how they feel it could help to tackle local priorities.

"The other documents we are consulting on, while more technical in nature, are still important to how our borough is shaped in future, and I'd encourage people to share their views on those too."

The new Local Plan will take several years to prepare and will be shaped by several rounds of public consultation.

Appendix 8: Example newsletter

From: Cheshire East Council <CheshireEastCouncil@communications.cheshireeast.gov.uk>
Sent: 11 April 2024 17:17
To: HOUSE, Stewart
Subject: Hi Stewart, climate change | new Local Plan | pocket parks



A carbon neutral Cheshire East



Cheshire East Council
Working together to
REDUCE CARBON

We've developed a new action plan to help in the fight against climate change in Cheshire East - and we'd like your views in our consultation.

The action plan shows how the council could influence carbon reduction across the borough in line with the government's binding target of being net zero by 2050.

The road to carbon neutrality will not only reduce the borough's contribution to climate change but have the additional benefits of improving the wellbeing of residents with warmer homes, cleaner air, cheaper transport, and increased biodiversity.

Have your say in the consultation **before Friday 31 May**.

Carbon neutral action plan consultation

A new Local Plan



We have started the ball rolling on our new Local Plan which will eventually set the blueprint for development in the borough into the 2040s.

A 12-week consultation is now underway on the 'Local Plan issues paper' and we are inviting feedback from residents, businesses and other organisations about how future planning policies can help to address a wide range of issues.

The consultation **closes on Monday 1 July**.

You can [read more on our website](#).

View the Local Plan consultation

Empowering people with mental health and learning disabilities

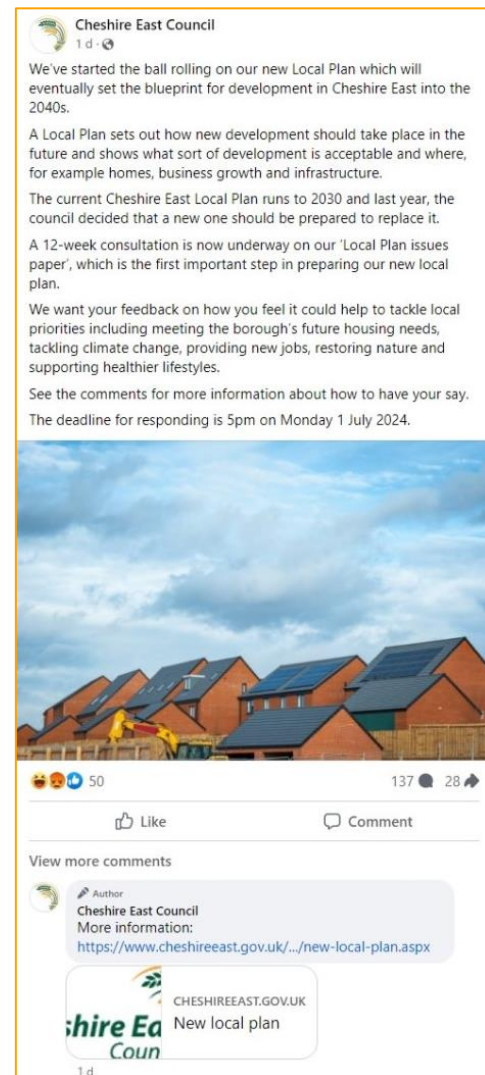


We have launched our new mental health and learning disability plans, designed to empower individuals and their families living with these conditions across the borough.

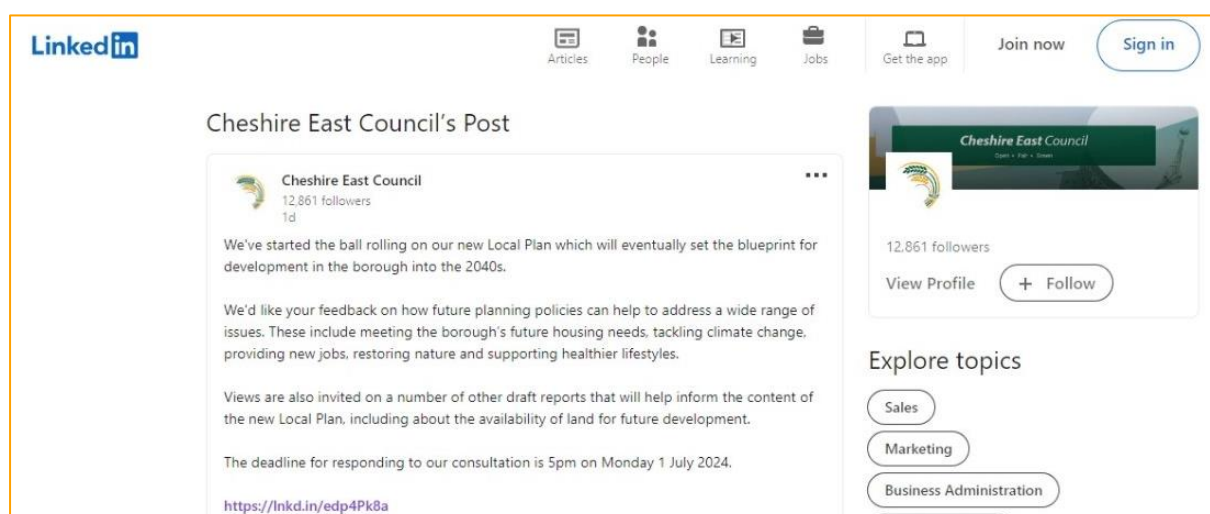
Appendix 9: Example social media posts



X (formerly Twitter) post



Facebook post



LinkedIn post

Appendix 10: Summary of the main issues raised (issues paper)

A summary of the main issues raised through the consultation on the issues paper for the new local plan is set out here.

At this stage, the council has not responded to each of the issues raised, but they will be considered fully as part of the preparation of the new local plan. As required by the current Regulations, the future draft of the new local plan submitted to the Secretary of State for examination will be accompanied by a consultation statement, setting out how each of these main issues raised were taken into account in the preparation of the plan.

Chapter 1: Introduction

Q1a What date do you think the new local plan period should run to, giving reasons why you think it would be appropriate?

- The Plan should cover a five-year period given that:
 - there is a requirement for it to be very regularly updated;
 - circumstances change very regularly, e.g. to national planning policy, requiring frequent updates to policies; and
 - this is consistent with the council's housing strategy, the Parliamentary period of office and Parish and Town Councils elected terms of office.
- The Plan should have a minimum ten-year period as this would be a long enough to address the borough's medium term development requirements whilst limiting the potential for the plan to become out of date due to changes in national and local circumstances.
- If the Plan is adopted in 2028, the Plan period should extend to at least 2043 which would be in line with the expectation in national planning policy that local plans have a 15-year remaining time-life at the point of adoption.
- The new local plan period should be to 2045. That would:
 - be 15 years from the 2030 end year of the current Local Plan;
 - accord with the council's target for the Borough to bring all greenhouse gas emissions to net zero by 2045;
 - allow for some timescale slippage in the local plan process; and
 - respect relevance limits of the evidence base to support the new local plan.
- A local plan period longer than 15 years would risk confidence in key local plan housing and employment projections.
- The Plan should have regular, five-year reviews.

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- The Plan period should be more than 15 years period taking account of the following:
 - The Council's ambition for the borough to be 'net-zero' by 2045
 - The longer-term delivery implications of Northern Powerhouse Rail
 - To address larger developments such as new settlements or significant extensions to settlements in which case national planning policy expects plans to look ahead at least 30 years
 - The Plan should set a clear vision to at least 2058 and set out strategic policies to guide development to 2050.
 - The Plan period should, as a minimum, extend to 2050 to effectively plan for the future growth of the Borough, and to align with government targets for net zero and the emerging Economic Strategy from Enterprise Cheshire and Warrington.
 - The Plan period should run to 2050. A longer plan period allows for more effective integration between land use and infrastructure planning.
 - The issue of plan period may need to await further information/regulations regarding plan-making reforms from the government.

Q1b How can the local plan's vision complement and add land use specific details to the vision and aims of the current Cheshire East Corporate Plan?

- The preparation of the Local Plan should embody genuine, accessible community participation and accountability. These aspirations align with the council's 'Open' and 'Fair' objectives.
- It is acknowledged that the new local plan will "need to recognise different priorities" as stated in the Issues Paper, (para. 1.22).
- The Plan's vision and the policies should encapsulate the objective of making best use of previously developed land as a fundamental requirement of a sustainable land use policy.
- The next Local Plan should strive to for better environmental, social and economic integration.
- The climate emergency will need to be reflected through every aspect of the plan and placed at the forefront of planning decisions.
- Perhaps the vision should simply say Fair to all.
- The local plan's vision should add land use specific details to the aims of the current Cheshire East Corporate Plan including, as a top priority, the removal of the allocated site at Longridge, Knutsford (LPS 38) from the Plan, protecting its biodiversity and restore it to the Green Belt.

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- The 'Fair, Open, Green' ambitions of the Corporate Plan are positive and laudable, but they should be supplemented with reference to deliverability.
 - The vision should be clear about how the step change to 'net zero' is going to be achieved whilst also meeting the borough's development needs. Larger scale sites can provide particular opportunities for environmental mitigation and enhancement.
 - The vision should reflect more local needs rather than be generic for the whole borough.
 - The Corporate Plan has a much shorter life and therefore should not be linked to the Local Plan. Alternatively, the Corporate Plan could cover a much longer time horizon.
 - The Local Plan can address elements of the Corporate Plan where they have a clear spatial dimension. The vision should be detailed, specific and measurable, capturing the uniqueness of the borough.
 - The vision for Cheshire East should be more ambitious regarding housing. A link should be made between health inequalities and housing, particularly how the provision of quality housing can support sustainable development.
 - The Plan and its vision must promote sustainable patterns of development across the whole borough that meets everyone's needs – in urban and rural areas. This must include the expansion of and investment in key settlements, both through the reuse of brownfield land and also new sites of a scale that can deliver a range of benefits, including for existing residents.
 - The Local Plan should also expressly refer to strategies and aims of community led plans such as Neighbourhood Plans.
 - The vision should include measurable objectives relating to jobs and economic investment alongside environmental objectives.
 - Strategic leadership is important, so the right decisions are made for the longer term, rather than short-term decisions driven by vocal minorities. This includes planning for the right amount of growth, providing jobs and meeting housing needs. These are key to the 'Fair' aim of the Corporate Plan.
 - Ensuring that new homes are built to high sustainable standards and provided in sustainable locations will contribute to the 'Green' aim of the Corporate Plan.
 - There is a complete absence of information to respond to this question. There is no up to date Corporate Plan and radical changes are proposed to the planning system. Local Plan preparation should be put on hold.
 - The vision should embody the need for appropriate infrastructure and other supporting land uses to be provided alongside new housing and employment development, including food retail provision and sites for biodiversity net-gain.

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- Planning should take the lead and be pro-active in establishing a common vision of what a place should be rather than just being reactive to the ideas of businesses and individuals. In this way the Local Plan can best meet important environmental ambitions relating to clean energy, nature restoration, energy efficiency, sustainable transport and the reduction of carbon emissions.
 - The vision must be realistic, achievable and distinctive to Cheshire East. However, it must also address cross boundary matters such as the working and movement of minerals.
 - In terms of being 'open', the plan should clearly set out a well evidenced minimum requirement for development, set how and where this should be met in full, with clear design and infrastructure requirements. In terms of being 'fair', the Local Plan should identify sufficient land for housing to meet the need for both market and affordable housing in sustainable locations. In terms of being 'green', new housing and other forms of development should have requirements placed on them in line with government policy at the country moves to net zero.
 - The vision could be updated to reflect the importance of the growth of Crewe in delivering the objectives of the council's Corporate Plan including by focusing development at a new sustainable community at North West Crewe.
 - Cheshire East's current policy strategy focuses facilities in the south of the borough to the detriment of the more rural north, resulting in residents having to travel further by private car thus increasing carbon emissions and going against environmental objectives.
 - The Local Plan and Corporate Plan could be prepared concurrently, strengthening their integration.
 - National planning policy does not require local plans to have a vision statement. Better to keep the Plan short.
 - In considering opportunities for new onshore wind and solar PV farms, careful account should be taken regarding landscape impacts, particularly on the Peak District National Park and its fringes. The Plan should be explicit about proposals to exploit underground heat sources. Land should be provided to cater for decarbonisation infrastructure. The potential for carbon sequestration (still to be proven) and offsetting (many schemes not meeting performance levels) should be treated with caution.

Chapter 2: Responding to the climate emergency

Q2a Have we identified the correct issues for the local plan to address in terms of reducing our emissions and contribution to climate change? Are there any other issues that the local plan should consider?

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- The use of low-carbon materials and products, innovative design solutions and construction methods to minimise resource consumption will be necessary to achieve net zero. The plan should support measures to promote the re-use of construction materials. Safety must also be an important consideration in building materials as well as embodied carbon, particularly where timber construction is proposed.
 - There should be a review of how modern methods of construction, new renewable energy technology and higher density/mixed use developments could reduce carbon emissions.
 - The plan should include mandatory requirements for renewable energy for new developments.
 - All new homes should be carbon neutral.
 - All development should be built to the highest energy efficiency standards, possibly requiring grant assistance.
 - All homes should have solar panels.
 - Large developments should incorporate ground source heat pumps district energy networks.
 - New development should be planned in accordance with passive solar design principles.
 - Policy should require every house to be fitted with one or more water butts.
 - Retrofitting of buildings should be supported by the plan, with funds to assist those in the private sector.
 - To achieve net zero by 2050, action is needed to support a modal shift away from car travel. Modal shift will only be achieved with significant public sector investment in sustainable and public transport infrastructure, and public transport provision. Need increased provision of cycle lanes and bicycle storage; pedestrianisation of town centre areas, such as Pillory Street and Hospital Street in Nantwich. New development should include cycle storage and active travel routes to and through sites,
 - The plan should acknowledge that visitor attractions in relatively inaccessible areas may not be able to achieve significant modal shift due to the lack of infrastructure and public transport provision.
 - Modal shift will only be achieved if new roads include cycle paths and footpaths, footpaths in villages are maintained, and wider roads are included in new developments so that drivers do not park on pavements.
 - Pedestrians and cyclists must be prioritised over drivers. For example, the Crewe Green Roundabout changes, opening of Flag Lane link, relocation of zebra crossing at the Earle Street roundabout (Crewe), proposed changes to

Waitrose roundabout, and proposed removal of cyclist-only traffic light at High Street/Old Mill Road (Sandbach) show that drivers are currently prioritised.

- Roads, towns and villages need to be made more pedestrian and cyclist friendly, including more cycle lanes, joined-up cycle routes, reduced speed limits and highway layouts that are easier to navigate for pedestrians and cyclists.
- The plan needs to help to reduce traffic congestion and pollution. A southern Nantwich bypass is needed. The introduction of 20mph speed limits will help to reduce emissions during the transition away from internal combustion vehicles. Road maintenance should be improved to minimise delays and carbon emissions.
- In addition to electric vehicles, we should plan for other emerging technologies, such as hydrogen fuel cells.
- The plan should enable there to be motorway service area provision every 28 miles (as required by Circular 01/22) to provide charging points and assist with the transition to electric vehicles.
- The plan should identify and allocate sites for electric vehicle charging hubs (including provision for light commercial vehicles and HGVs), in locations close to the motorway network.
- There is a need to increase electric vehicle charging points in Macclesfield's public car parks.
- The plan should advance solutions for residents who cannot install an electric vehicle charging point on their properties.
- Manchester Airport and its enterprise zone is a major source of emissions and air pollution, from both the aircraft and road traffic generated. There should be no further traffic-generating development and no further development on Green Belt around the airport.
- Transport is the largest emitting sector for greenhouse gasses and Cheshire East is amongst the most polluting local authority areas, producing between 900-1,200 kilotonnes of CO2 equivalent in 2021 (against the average figure for local authority areas of 304 ktCO2e).
- The plan should aim to provide new services within major developments by incentivising facilities near and within new development sites.
- The plan should encourage a range of essential facilities (such as local shops and basic medical facilities) in the smaller villages below the level of Local Service Centres, to reduce the need to travel.
- Development should be located in the most sustainable locations. Consideration should also be given to whether development could contribute

to the creation of sustainable locations, or by maintaining a sustainable location by supporting existing facilities and services.

- Large developments on greenfield sites at the edges of towns and villages will be some distance from services, facilities and public transport. The only way to access such estates will be by car and there will be increased commuting and increased emissions.
- Climate change objectives are undermined due to the Green Belt covering areas that are physically and functionally linked to settlements such as Macclesfield and Wilmslow, which should be the focus of growth due to the exceptional levels of services and facilities, and access to public transport.
- Charging for car parking, closure of household waste sites and charging for the collection of green bins does not help to reduce emissions.
- Livestock and dairy farms are major sources of emissions and people will need to eat less meat and dairy to meet the targets. Land used for livestock and dairy farms could be utilised for clean energy generation, housing, cycle lanes, footpaths and recreation.
- Policies should promote carbon neutral development and where on-site carbon mitigation requirements cannot be met, financial contributions should be secured. NHS property could benefit from these carbon-offset funds to support it in becoming a net zero healthcare provider.
- It is important that nature-based solutions are included within the plan, such as tree and hedge planting (particularly native species). Nature-based solutions should also include encouraging the restoration of wetlands and habitat creation.
- The plan should increase the protection for existing trees and hedgerows.
- The plan should protect peatland habitats and encourage their restoration. No development should be allowed on peatland or established woodland.
 - Danes Moss could be protected as excavating it for housing would release its stored carbon dioxide.
 - The plan should recognise the opportunities for carbon capture and storage (as well as improved biodiversity, wellbeing and nature recovery) at Lindow Moss.
- The plan should identify key carbon stores in the borough and include a plan to protect them, including significant areas of woodland and peatlands (including degraded peatlands)
- The local plan should allocate greenfield sites in addition to brownfield ones so that they can deliver environmental benefits such as biodiversity enhancement, new open spaces, green infrastructure, energy efficiency measures, improved water management systems and sustainable transport options.

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- Whilst green infrastructure can assist with carbon sequestration, this should be balanced against recreational demands. The Sustainability Appraisal and site selection methodology should include consideration of the potential for the delivery of new habitats and green infrastructure to sequester carbon as part of development (such as new woodland planting).
 - Urban greening should refer to the Natural England standards for the quality and quantity of green infrastructure.
 - The plan policy should state that development proposals that contribute towards the overall goal of net zero (such as providing land for carbon capture) should be considered as providing a clear benefit in the planning balance.
 - The plan should recognise the potential for the canal network to help mitigate climate change, including:
 - Provision of renewable energy, such as from hydroelectric power;
 - Water-sourced heating and cooling;
 - Balancing the availability of water through water transfers
 - Mitigating the impact of floodings by providing flood relief, water storage and surface water management;
 - Supporting telecoms through the national network of fibre-optic cables beneath towpaths
 - Green/blue corridors bolstering natural habitats and co-benefits for climate change adaptation.
 - Development on farmland should take account of the loss of carbon sequestration that would result.
 - The loss of carbon storage and increased surface water runoff should be considered when converting a garden to a paved parking area.
 - Sequestration is a long-term project, and any sites identified for sequestration must be safeguarded from development for a very significant period and there must be credible guarantees that carbon stored within them will not be released in the short or medium term.
 - The plan should only allow for offsetting where the schemes are audited to the highest international standards, as many offsetting schemes do not meet the performance levels claimed by their promoters.
 - The plan should not permit oil or gas exploration, and should declare that Cheshire East is “frack-free” making it clear that exploration, appraisal and production activities for unconventional hydrocarbons will not be allowed.
 - It is important for the plan to recognise the important role that biodiversity net gain will play in offsetting emissions from development, as well as for habitat creation.

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- Building Regulations need to be amended so that new homes do need subsequently need to be retrofitted.
 - Any policy should be prepared in line with the December 2023 WMS which confirms that a further change to energy efficiency building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continues to decarbonise. It also confirms that plans are not expected to include policies that propose local energy efficiency standards for buildings that go beyond current or planned building regulations, and any policies should be rejected at examination if they do not have a well-reasoned and robustly costed rationale. The plan should instead refer to the Future Homes Standard and the Building Regulations as the appropriate standards for development without the need for additional planning policy.
 - The plan should be clear on how proposals that assist the borough in reaching net zero/carbon neutral goals ahead of time will be supported.
 - Policies need to be sufficiently flexible if their requirements cannot be delivered, e.g. electric vehicle charging provision may not be deliverable at all new developments due to constraints with the National Grid. Need to not place excessive emphasis on electricity as the solution as power generation and distribution is unlikely to keep pace with demand.
 - It would be helpful for the plan consider challenges around grid capacity and resilience, so it is able to identify suitable areas for renewable energy development and supporting infrastructure such as battery storage schemes, low carbon heating and electric vehicle charging facilities.
 - The term “net zero” refers to reduction and sequestration of all greenhouse gases (including methane and nitrous oxide) and not just carbon dioxide. The plan needs to provide consistency in terms and provide clear definitions for both “net zero” and “carbon neutral” in terms of how the success of the plan will be measured against those objectives.
 - The approach to listed buildings should allow them to be made energy efficient and include solar panels.
 - Policy should not include any requirement to achieve a BREEAM rating as the ratings are overly prescriptive in their requirements and accreditation involves a significant delay to development.
 - Any policy that aims to increase tree cover may have the potential to impact on the land uptake for new developments, density of development, viability of developments, and implications for highway provision and maintenance. The impact of any tree policy should not be considered in isolation from other policy requirements.
 - The plan should consider how the issue can be tackled at scale, for example a more strategic urban extension approach may give the opportunity to incorporate wind/solar power generation; wider networks of active travel;

greater positive impacts on biodiversity net gain; and better integration of locations for home and work.

- New communities or sustainable urban extensions offer the opportunity to deliver development in a more sustainable way due to the co-location of schools, open space and other shops/services, proximity to housing, employment and transport hubs.
- All policy requirements related to the climate emergency should be considered as part of a viability assessment. Consideration will need to be given to competing viability tensions between net zero developments and other matters, such as affordable housing, highways improvements, social infrastructure etc. The use of offsetting or financial contributions needs to be tested.
- The plan will need to be flexible to changing technologies and provide emerging technologies with policy support where they may require less sequentially preferable locations, such as open countryside.
- The plan should consider possible sites for geothermal energy, small nuclear power stations, sites for hydrogen manufacture. The plan should be specific about the potential for underground heat sources in Crewe.
- The plan should consider the land use demands for infrastructure for distribution networks, considering the increased demand for electricity generation and distribution.
- Whilst the plan should include policies to alleviate the impacts of climate change, this should not be at the expense of the other economic, social and environmental strands of sustainable development.
- The plan should define a local approach to the provision of onshore wind and solar farms, with a brownfield first approach and considering specific local landscape designations. Solar farms should only be allowed on lower grade farmland. Wind turbines should only be allowed where noise and shadows will only marginally affect neighbouring dwellings.
- Various sites submitted could deliver various emissions reduction measures.
- The plan should encompass the contents of the Cheshire East Carbon Neutral Action Plan.
- The Infrastructure Delivery Plan should also reflect the need for modal shift to public and active travel modes.
- The plan needs to link with the solutions presented in the Borough Wide Baseline and Carbon Reduction Options report.
- Objections to the Local Plan addressing the climate emergency and supporting the transition to net zero. In an “emergency”, all planning issues

related to the “emergency” factor should take priority, which means no new houses or infrastructure developments at all.

- Permissions for any new development producing emissions should include planning conditions requiring their measurement (including PM2.5 and NOX emissions)
- Biodiversity-rich sites like Longridge LWS (within site LPS 38) should be returned to the Green Belt and protected as a nature reserve.

Q2b Have we identified the correct issues for the local plan to address in terms of adapting to the effects of climate change? Are there any other issues that the local plan should consider?

- The plan should seek to reduce the use of non-porous surfaces that prevent plant growth and increase flash flooding events. The plan should restrict any conversion of green space (including front gardens) to non-porous surfaces.
- There should be no development on flood plains. Development should be directed away from current and future flood risk areas, and should not increase the risk of flooding elsewhere over its lifetime.
- There is a need to consider drainage and flood defence works to alleviate future flood events at the River Weaver in Nantwich.
- Natural solutions should be required features of all development.
- The capacity of existing drainage systems should be considered in deciding the scale of development that is acceptable.
- Development should consider future water stress,
- Poynton suffered from severe flooding in 2016 and 2019 and building on greenfield sites will increase the risk further by reducing the land available to absorb rainfall and increasing run-off. The flood risk maps should be reviewed as the flooded areas still show as being at low risk from flooding.
- Greenfield land stores carbon and can store rainwater more effectively than sustainable drainage systems, therefore brownfield land should be prioritised over greenfield.
- There should be a consistent approach to sustainable drainage systems, and an acceleration in their creation as part of new developments.
- The canal network can assist in adapting to the effects of climate change, which should be recognised in the plan through:
 - Water efficiency measures;
 - Management of surface water run-off
 - Green infrastructure

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- Planting for infiltration, reducing runoff and providing shading/cooling
 - Provision of renewable energy
 - Policy should require that development does not affect land stability in proximity to the canal network and surface water should be given due regard.
 - The plan should incentivise adoption of local rainwater control measures such as smart rain butts.
 - New development should have separate rain and sewage systems.
 - Development should include rain storage measures such as green spaces, trees, ponds, tanks.
 - The height of electrical sockets should be considered due to the increased risk of flooding.
 - The plan vision, strategic objectives and policy should emphasise sustainable drainage, water supply efficiency measures, natural flood management techniques, green and blue infrastructure, and designing development to be resilient to future intense storms and droughts. The plan should require the necessary links between green/blue infrastructure, surface water management and landscape design.
 - Existing gullies should be regularly cleared of debris to reduce the risk of flooding.
 - Putting bends back in rivers reduces the risk of flooding downstream.
 - Development should achieve water neutrality, flood resilience, water quality improvement and climate adaptation.
 - Development should aim to maximise multifunctional blue-green infrastructure, restore natural function and water landscapes, protecting and valuing biodiversity and the water environment.
 - Adopting bigger, better and more connected nature-based solutions will jointly help address climate emergency and ecological crisis facing our environment.
 - It would be very useful to emphasise that the need for a multifunctional and high-quality green infrastructure will be essential in adapting to climate change.
 - The encouragement of increased uptake and adoption of nature-based solutions, rewilding, promoting dynamic environmental changes, extending habitats networks and wildlife corridors including the connectivity between sites will help play its part in mitigating effects of climate change. The plan should encourage measures to support the mitigation of, and adaption to climate change, considering greater protection and even expansion of landscapes and habitats, such as peatlands and wetlands.

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- The Plan should recognise that climate change mitigation and adaptation and biodiversity loss are interlinked. Many habitats provide essential ecosystem services to allow adaptation to climate change e.g. natural flood management, as well as mitigation e.g. through tree planting and retaining peat as a carbon store. Policies should set out appropriate nature-based solutions for climate mitigation and adaptation such as woodland or wetland creation or peatland restoration. Policies should address water use, promoting the use of sustainable drainage systems (SuDS) and water sensitive design as part of a wider GI approach. In areas of known water constraint, plans should include policies to manage available resources, such as water efficiency or water reuse measures. Consideration also needs to be given to the likely impacts of climate change on protected sites, habitats and species.
 - Additional tree planting and allowing grassed areas to grow would help to reduce temperatures in the immediate area, be beneficial for wildlife, and help to absorb water from excess rainfall.
 - Development should include appropriate planting that is resilient to heat and drought, and can provide shading and cooling.
 - The plan should consider how to monitor, measure and maintain the overall tree canopy cover.
 - Sites rich in biodiversity (such as the Longridge Local Wildlife Site, within site LPS 38) should be removed from the plan and protected as nature reserves.
 - The plan should recognise the opportunities for carbon capture and storage (as well as improved biodiversity, wellbeing and nature recovery) at Lindow Moss.
 - The plan should allocate sites that are viable, deliverable and which can deliver significant environmental benefits, such as biodiversity enhancement, new open spaces, green infrastructure, energy efficiency measures, improved water management systems and sustainable transport option. Various sites submitted could deliver various climate adaptation measures.
 - The plan should require inclusion of living walls, blue roofs and green roofs.
 - Requirements for climate adaptation measures should not be overly prescriptive as this could lead to viability issues with development. Design and building standards for new development should be set through Building Regulations.
 - Policy should encourage the use of resilient and sustainable materials in development.
 - The plan should identify sufficient land for biodiversity net gain and seek to deliver biodiversity net gain in a way to help offset climate change impacts on crop production and decline of species by considering the habitats, species and crops most vulnerable to climate change.

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- All new development should aim to achieve a biodiversity net gain of at least 30%.
 - Protection, restoration and sustainable conservation management of landscapes such as forests, peatlands and wetlands will help us to address biodiversity loss and climate change and promote human wellbeing.
 - The plan should also address the need to tackle air pollution.
 - There should be no more building of new roads, these contribute to increased congestion.
 - The plan should seek to restore peatlands.
 - The plan should expand recycling facilities.
 - New development should be less car intensive and located close to public transport facilities (or create opportunities for enhanced facilities).
 - Policies should require the creation of active travel corridors in towns and villages.
 - Policies should manage the demand for private vehicular transport, rather than predicting and providing to meet demand.
 - Solar panels should be mandatory on all new and replacement roofs. Installation of photovoltaic panels with battery storage should be expected by the plan.
 - Need to consider the effect of infrastructure on transport emissions and the carbon impact of its construction.
 - The plan should support active and sustainable travel.
 - The plan should recognise that in rural areas, the ability to install renewable infrastructure is constrained by the inability to access the national grid.
 - The plan should reference current Building Regulations and shouldn't set its own targets that could contradict future changes.
 - There needs to be consideration of the contribution of livestock farming to methane emissions.
 - Air conditioning should be allowed for health reasons only and the plan should seek to phase out air conditioning installations, including in shops. Heat pumps that can also operate as an air conditioning unit should not be allowed.
 - The plan should encourage the retrofit and decarbonisation of properties to address high emission levels and to improve climate adaptability.
 - There should be a focus on brownfield development.

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- If adaptation to the climate is needed, then this should be decided and implemented by individuals and the private sector. The council should not force unnecessary changes on people.
 - Requirements for adaptation measures (such as heat pumps instead of gas boilers) should compare the overall lifetime economics and environmental consequences.
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Q2c Are there any other matters related to the climate emergency that the new local plan should consider?

- Construction of new roads contributes to the climate emergency: minerals, aggregates and earth must be extracted and moved; the land available to absorb rainfall, farming or recreation is reduced, there is greater surface water runoff, and more traffic is generated.
- The plan should promote digital connectivity, integrate land use and transport planning, facilitate good public transport and make maximum use of previously developed land.
- The plan needs to better address air quality.
- There should be incentives for local energy generation such as ground source heat pumps.
- Climate change should be embedded in all policies in relation to land use.
- The plan needs to take steps to reduce the amount of road transport, such as transferring transportation to railways. Commercial developments should be located closer to railways, or stations opened near to existing facilities.
- Semi-elevated or elevated buildings could be constructed which does not impede surface water runoff and protects the space from flooding.
- In relation to decarbonisation, the plan must recognise the supporting infrastructure needs of the less mobile.
- The plan should consider safeguarding sites for wind/solar development.
- The plan should include information about wastewater facilities and their spare processing capacity should be considered when considering new development.
- The council should produce an annual report detailing sewage spillage into waterways.
- The plan should consider the need for energy storage and the role of salt caverns in delivering that need. Storage in salt caverns can be used to

balance grid power and provide CO2 and alternative fuel storage (such as hydrogen).

- The plan should recognise that building over 1,000 homes per year (plus commercial and employment development) is incompatible with measures needed to address the climate emergency.
- New dams could be constructed for hydro-electric power generation.
- There should be a reduction in traffic, higher parking charges in urban areas, road user charging, reduction in traffic speeds, encouragement of active travel, greater public transport subsidies, discouragement of development that increases car use, prioritising brownfield sites, and creating better electric vehicle charging infrastructure (including for terraced housing through lamppost chargers)
- The plan should consider out of town park and ride facilities to reduce traffic and cars in town centres.
- Electric vehicles reduce emissions, but their increased acceleration and weight may contribute to casualty rates to pedestrians and cyclists.
- The plan should recognise that not everyone is able to benefit from active travel.
- The plan should encourage community led initiatives such as district heating systems and integrated micro-grids.

Chapter 3: Healthy and safe communities

Q3a Given the importance of open space for everyone, are there any specific approaches that the local plan should consider?

- Welcome that outdoor sports pitch provision is delivered through developer contributions, however there is inconsistency in applying the dwelling threshold with regards to the requirement for a sports need assessment.
- It is the council's obligation to provide developers with a commuted sum figure when commenting on planning applications – the Sport England calculator is not publicly available. The sums from the Sport England calculator should be integrated in local plan viability assessments and inform any new community infrastructure levy rates.
- Local green spaces in neighbourhood plans should be considered, examined and reviewed to see if they should be defined as other types of open space.
- Policies should clearly specify compliance and how a minimum amount of greenspace per person is mandatory for any new development.

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- National Trust properties play a major role in the provision of open space – their ongoing viability should be supported, including the need for sustainable development at these places.
 - Sufficient provision should be made for outdoor sports and leisure facilities.
 - Ways to enhance and extend public access across private land in locations close to population centres should be identified, to increase access to open space.
 - New open space sites should be identified in built-up areas and provision included in new development areas.
 - Open space should be allocated based on population numbers for the relevant locality.
 - It should be clear as to the quantum and typology of public open space that is required for new developments.
 - The site selection process should consider sites capable of providing high-quality and ample new open space.
 - A more integrated approach to development, for example through larger scale urban extensions, would provide the means to enhance green and blue infrastructure provision for existing and proposed housing development. That area would need a defined policy approach to provide solutions for green and blue infrastructure provision.
 - There should be a cascade approach to vesting the ownership of new public open space to enable a community to take ownership of a new park for example.
 - Development should create leisure walking/cycling routes within sites and connect to existing footpaths and incorporate a network of green space. Green spaces should be connected.
 - Welcome a policy that works towards delivery or/improvements to existing green infrastructure rather than unused LEAPS.
 - Need policies that protect open spaces and trees in local service centres.
 - Open space standards are prescriptive and don't consider how the space would be used and experienced, which can stifle innovative approaches to provision.
 - An off-road cycle path between Nantwich and Audlem would be beneficial. The Nantwich Loop footpath needs maintenance and upgrading.
 - Unequal access to green space should be addressed, peatlands and established woodlands should be protected.

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- Existing green spaces should be linked, and green corridors created.
 - Local footpath networks should be maintained.
 - The ex-quarries on Gawsorth Common should be considered as a site for a country park.
 - Policies that support improvements to existing sports facilities and encourage increased provision should be included, as well as for the delivery of improved infrastructure.
 - Need a schedule of the type of open space that is needed for each settlement at a strategic level.
 - A sports and open space study should be undertaken for each settlement to show where facility improvements are needed and where new facilities are required. A new open space assessment and playing pitch strategy should be prepared.
 - Planning consent for the development of more than 10 homes should be conditional on the provision of open space. The future care and maintenance of these facilities should be ensured.
 - There is a gradual loss of private open space where gardens are redeveloped for housing or used for garden buildings.
 - Tree works in public spaces should protect the environment and encourage a diverse biome.
 - Local plan policy should recognise and unlock the full potential of canals with regards to open space provision.
 - Developments close to canals should recognise their value for active travel, leisure and recreation and value to the community as an outdoor, open space resource, providing towpath improvements, enhanced accessibility and improved signage and wayfinding.
 - The NPPF (2023) definition of green infrastructure should be used in the local plan, and canals should be included and recognised as green infrastructure in the local plan.
 - The towpath network should be included regarding access to open space and the outdoors, nature and green corridors, along with public rights of way.
 - Neighbourhood plans should resist incursions into agricultural land and protect areas of openness for public access.
 - Replacement of hedges by boarded fencing is counter-productive to climate wildlife and biodiversity goals.

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- There should be a policy for every household to be within 15 minutes' walk of natural greenspace.
 - Amenity grass areas should be re-wilded.
 - Brick and concrete areas, for example town centres, should have street trees.
 - It is generally more difficult for significant useable open space to be delivered on brownfield urban sites.
 - Public open space improvements should be made across the borough, regardless of the communities' size. This may only be achieved through built development.
 - It should be easier for pockets of green and (including small verges) to be taken on by community groups and town councils.
 - The council should continue to commit, through the plan, the maintenance and enhancement of open spaces, and work closely with other stakeholders to make sure public access is maintained and enhanced.
 - Town and Parish Councils should be supported in identifying areas for enhancement or maintenance regarding biodiversity or public amenity.
 - Traffic free infrastructure can also be green space, for example linear parks.
 - Open space should be accessible in 15 minutes, and well-linked active travel opportunities.
 - The evidence base should include a robust and up-to-date assessment of open space requirements and opportunities, with policies and proposals to remedy deficiencies.
 - In assessing open space provision, the quality and accessibility of space and the various uses that may need provision should be considered. Natural England's Accessible Greenspace Standards can be used to determine needs, and Accessible Natural Greenspace Standards can help to identify where there is provision and a lack of greenspace within a 15 minute walk.
 - The plan should identify, designate and have policies to protect and enhance areas of Local Greenspace that are of particular importance to local communities.
 - There is an issue with stiles, footpaths (maintenance and user respect) and lack of signage at footpaths crossing fields regarding spraying or ploughing
 - Sites submitted to support open space provision.

Q3b How can the local plan minimise the effects from all types of pollution and contamination around the borough?

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- Leading beyond authority.
 - Vehicle emissions cause pollution. Macclesfield has inadequate road infrastructure (Flower Pot junction, southwest relief road).
 - Minimise effects by not endorsing high traffic generating developments, for example major developments at Manchester Airport, logistics centres, and new roads.
 - Noise pollution is not mentioned, and air pollution concentrates on AQMAs – there is poor air quality around the airport, M56 and major roads. Greater emphasis and funding should be placed on air quality monitoring.
 - Housing and destination points should be built where active travel is easily and frequently available.
 - Planning applications should include a baseline measurement of PM2.5 and NOx levels. If the UK legal limit in force is breached, then the application should be refused. Ongoing measurement and a plan to meet reduced limits if there is a reduction in pollution levels during the timescale of the permission should be considered. A condition to monitor and report against legal levels regularly should be included, with breaches corrected immediately or shutdown of the facility.
 - Maintain processes to reduce land contamination as part of planning applications and make sure that industries that have the potential to cause pollution and/or contamination are suitably controlled/have preventative measures through the planning process.
 - Need policies to protect residential areas from air and noise pollution. Heavy traffic can be diverted away from residential areas.
 - Retain Green Belt as a means of establishing a healthy environment.
 - Remove reliance on road building as a driver for growth, with more focus on active travel and public transport.
 - Emphasise the need to protect and provide trees.
 - Include a policy on land instability and acknowledge the coal mining history of the area.
 - Make sure that policies are robust and require relevant levels of information to demonstrate proper consideration of issues like contamination and land instability.
 - Make sure all developments are carbon neutral.
 - Keep waste and recycling plants open to allow recycling.

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- The question's scope is beyond the remit of local plan – should be restricted to new developments.
 - Include policies that apply suitable standards to new lighting, particularly in rural areas, to minimise light pollution.
 - Reduce journeys by car and increase public transport, cycling and walking. Promote active travel and public transport.
 - Provide restrictions on traffic including speed and weight limits.
 - Develop action plans to address known pollution and contamination and require development to the implementation of such measures.
 - Town centres should be accessible for walkers and cyclists. The pedestrian area in Nantwich should be expanded.
 - Provide appropriate sites in appropriate locations that are unlikely to give rise to unacceptable impacts.
 - Provide policies that make sure mitigation measures are required to support development proposals.
 - Need policies that require applications to assess impacts appropriately.
 - Make sure tree canopies are maintained to reduce air and noise pollution.
 - Need requirements to address light spillage, which can have a significant impact on wildlife, for example shrouding. Design and colour of streetlights can affect mood and wellbeing of residents.
 - Locate development in highly sustainable locations.
 - Increase awareness of risks from historic pollution - a historic review, with soil tests if there is potential for hazardous pollution, should be undertaken before allocation of sites.
 - Carry out a review of current policies and decisions.
 - Development, during construction and the operational phase, close to waterways can adversely affect the structural integrity, water quality and surrounding environment of the waterway.
 - Potential adverse effects from air quality, water and land pollution, land instability, noise, and vibration, should be safeguarded against in planning policy in the interests of safeguarding the canal network and its infrastructure within Cheshire East. This should relate to the users of the waterways as well as the infrastructure itself.

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- Policies that seek to safeguard against pollution and contamination should cover the following issues: land instability, land contamination, noise and vibration, agent of change principle, and light pollution.
 - Much of this lies with agencies and operators outside the scope of the local plan, for example Manchester Airport (MAG), Scottish Power, United Utilities and other utilities over which CEC has no control.
 - Specify all street lighting and outdoor lighting as Full Cut Off (no upward spillage) and Fully Shielded (limits intensity of light onto the ground), and that all external security and amenity lighting, both public and private, should be PIR wherever possible.
 - Review, provide an action plan, and include in the local plan air quality (including from domestic combustion), river quality (needs better monitoring and mechanism for establishing pollution source), and derelict/abandoned sites (mechanism to force owners to remediate/improve or be subject to forced sale).
 - Require accessible buses with bus stops that show when next bus arrives.
 - No local action in Macclesfield to reduce pollution at congestion hot spots, and there is little progress on the proposed link road between A523 and A536.
 - Include plans for a south-west link road between the A523 and A537, crossing the A536.
 - Support and identify locations where the development of nature-based solutions would help to tackle failing or at-risk water bodies.
 - Provide additional support/weight to development proposals that make practical use of recycled materials
 - Support cycling infrastructure developments including the identification of sustainable transport interchange nodes and centres across the borough and where development within the vicinity of these node could support/fund appropriate cycle parking, lockable bike racks and lockers.
 - Protect trees, mature woodland and greenspaces, and create more such vegetation and spaces.
 - Monitor air pollution around school on busy main roads when pupils are walking to and from school.
 - Discourage people from installing wood burning stoves, which add to the problem of air pollution, by creating clean air zones around the borough.
 - Make sure future development adopts best practice and multifunctional SUDs solutions as part of site surface water drainage as outlined in CIRIA guidance (SUDs manual 753).

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- Need a strong regulatory body - more powers to Environment Protection Agency for monitoring and giving hefty penalties for river pollution.
 - Address the impacts of air quality on the natural environment including traffic impacts from new development, particularly where this impacts on European sites and SSSIs.
 - Should consider proposals that are likely to generate additional nitrogen emissions due to increased traffic.
 - Traffic projections and 200m distance criterion can assess the effects on local roads in the vicinity of proposed development on nearby designated conservation sites, and the impacts on vulnerable sites from air quality effects on the wider road network. This can be followed by local air quality modelling. Designated sites at risk from local impacts are within 200m of a road with increased traffic.
 - Should have greater emphasis on the use of nature based solutions as a means of addressing pollution.
 - Sites put forward to support pollution and contamination minimisation.

Q3c How can the local plan help to improve air quality across Cheshire East?

- Set rapid response targets for addressing air quality issues such as roadside pollution.
- Reduce the need to travel through borough-wide digital connectivity, sustainable communities, and good active travel conditions.
- Active travel planning would encourage less private car trips.
- Manchester airport has pollution (aircraft and car trips) – run direct bus services from towns to reduce trips to work and flights. Work with Manchester airport to phase out older polluting planes.
- Encourage the use of public transport (better, cleaner, accessible, free bus days), reinstate bus services and invest in public and private vehicle charging points.
- Develop a tram network linking Crewe and Nantwich with Leighton Hospital and Bentley Motors, for example.
- Retain the Green Belt.
- Remove the reliance on road building as a driver for growth and focus on active travel and public transport.
- Need robust and up-to-date borough-wide air quality data.

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- Support for EV charging should be considered in the context of residential layouts and design guidance as this means more homes will need a private driveway/parking spaces on plot.
 - Include highways development in the policies to address air quality. Straighten twisty roads.
 - Make public transport electric.
 - More tree planting.
 - Introduce 20mph speed limit.
 - Lowering speed limits generate significantly more fossil fuel pollution.
 - Deliver larger-scale development that could connect into and deliver new sources of clean energy, for example localised wind, solar, 100% EV charging for new homes. Can link to sustainable travel modes, be designed to walkable and delivered alongside strategic landscaping.
 - The closure of the household waste recycling sites and car parking charges in villages have had an adverse impact on community services.
 - Through a range of measures in relation to the location of development, encouragement of sustainable methods of transport, facilitation of key infrastructure improvements and the environmental quality of the urban area.
 - Measures to improve air quality air quality should be achievable and based upon sound scientific evidence.
 - Management traffic and travel and deliver green infrastructure at a strategic level.
 - The proposed sustainable community at north west Crewe could be served by a new railway hub and provide safe walking and cycling routes through to Leighton Hospital, employment space, community facilities and link back into the wider settlement of Crewe.
 - Located development in highly sustainable locations.
 - The new local plan is likely to lead to an increase in emissions.
 - Make sure each town has a wide range of local services.
 - Carry out a review of current policies and decisions.
 - Consider the need for dust management plans to safeguard adjacent environments/waterways.
 - Consider the need for Construction Environment Management Plans to mitigate construction impacts

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- Need low density developments with street trees and informal greenspaces.
 - Issue with residential combustion for heating – needs better monitoring with portable monitors, potentially with residents carrying this out.
 - Provide buses between Macclesfield retail parks and the town centre.
 - Need policies that promote active travel and green infrastructure.
 - Allocate sites close to existing transport infrastructure and local employment opportunities to make sure residents have access to alternative modes of transport.
 - Consider United Utilities' existing wastewater treatment works and pumping stations (agent of change principle).
 - Address the impacts of air quality on the natural environment including traffic impacts from new development, particularly where this impacts on European sites and SSSIs.
 - Should consider proposals that are likely to generate additional nitrogen emissions due to increased traffic.
 - Traffic projections and 200m distance criterion can assess the effects on local roads in the vicinity of proposed development on nearby designated conservation sites, and the impacts on vulnerable sites from air quality effects on the wider road network. This can be followed by local air quality modelling. Designated sites at risk from local impacts are within 200m of a road with increased traffic.
 - Should have greater emphasis on the use of nature based solutions as a means of addressing pollution.
 - Sites put forward to support improvement in air quality.

Q3d How can the local plan help to create communities and areas where everyone feels safe?

- Crime is not a spatial planning issue – it's a police issue.
- There is a need for safe highways – promote road safety through better accessibility and visibility at road crossings, reduce speed limits, traffic calming measures, traffic cameras, all road users to have the right to move about safely (safer active travel infrastructure), safe routes to schools and school street measures (no traffic outside schools during peak times). Close links with Local Transport Plan.
- Minimise creation of ginnels/alleyways and other similar features with low visibility. Install strategic lighting in pinch points.
- More effective law enforcement.

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- Identify the different needs of communities and deliver this with the Police.
 - Re-purpose and introduce a wide range of appropriate uses in the town centre to help make sure there is footfall and natural surveillance throughout the day and night.
 - Look at safe footpaths that are well lit.
 - Secure a healthy environment and public realm to minimise the risk of antisocial behaviour.
 - Support for the application of key principles of urban design includes legibility, ease of movement and diversity of use.
 - Support Neighbourhood Watch schemes and create safety review groups for traffic and transport issues to which Highways must respond.
 - Link between domestic and commercial security cameras on social media.
 - Use design frameworks or coding so that new developments address safety directly. Use of passive surveillance.
 - Make sure there is enough community infrastructure for activity that can deter crime and support victims.
 - CEC should implement road safety improvements identified by communities. Developer contributions should be sought for road safety improvements in the vicinity of a development site.
 - Large scale development provides an opportunity to promote social interaction through green space and social infrastructure alongside housing and employment space and to make sure crime is designed out at scale through well designed safe new neighbourhoods.
 - Make sure public and private spaces are clearly defined to deter unauthorised access into clearly 'private' areas.
 - Public and private spaces should be separated by low walls, changes in surfacing materials or other symbolic entrance features.
 - There must be adequate natural surveillance of both people and property.
 - Communal parking areas should be avoided – each house or flat should have its own spaces, clearly visible to the occupants from their windows.
 - Door entry systems are essential in blocks of flats to restrict unauthorised entry and the misuse of communal areas such as stairwells. Footpaths should be convenient, attractive, safe to use with high quality lighting and usually adjacent to vehicular routes. They should avoid providing easy access points for burglars or places where anti-social behaviour can flourish.

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- Bicycle shelters and similar structures should be designed to ensure full visibility.
 - All public areas should be accessible to the Police.
 - The advice of the Crime Prevention Officer should be obtained on all large developments.
 - Provision of CCTV cameras should be encouraged, and improvement of existing.
 - There should be clear and enforceable arrangements for future care and maintenance of public areas, paths, trees and bushes and cycle shelters.
 - Reflect the importance of maintaining and safeguarding the canal/towpath network and green infrastructure and in the interests of ensuring that canals remain a resilient and welcoming space for all.
 - Remove the barriers to use of canals and enjoyment to offer communities clean, safe and inviting blue spaces and routes.
 - Maintain and improve the resilience of the waterway infrastructure so that the network is open and safe to use.
 - Help to create waterside places that are safe and inviting through appropriate design and layout, that encourages active water frontages and passive surveillance, being inclusive, and effective maintenance and management of such environments to be fit for purpose.
 - Use neighbourhood plans to help implement the local plan.
 - Provide incentives (pay) for residents to join the community policing teams, for example on a part-time basis.
 - Good public realm with opportunities for residents to easily get involved to aid cleaning and tidying their community while making sure they feel valued.
 - Positively worded policies to achieve healthy, inclusive and safe places that promote social interaction through mixed-use development, strong neighbourhood centres and street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods.
 - Promote the need for developments to be safe and accessible, through requiring well-designed, high-quality and active public spaces and routes.
 - CIL contributions to Town and Parish Councils could be utilised on CCTV, lighting, signage and other infrastructure and the Local Plan could include a policy/suggestions as to how Neighbourhood Plans might accommodate this.
 - Design to discourage anti-social behaviour by reducing dark, narrow or out of sight public areas.

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- Provide support for infrastructure and services in every community to enhance safety in the borough and ensure that we can tackle violence against women and girls, exploitation of adults and children, organised crime, domestic abuse and knife crime.

Q3e How can the local plan help to reduce health inequalities across the borough?

- Query as to whether this is something the local authority should be involved with. It is a public health provision issue, not a spatial planning issue. It shouldn't be in the local plan.
- Focus funds on poorer area to provide better facilities. Invest in existing facilities.
- Work in partnership with residents and housing providers to improve housing standards.
- Build infrastructure to support healthy communities, which should be appropriate to any development and meet needs. Need a requirement that new developments over a certain size must provide a health centre or pay CEC to do it.
- Increase the numbers of GPs and dentists.
- Concentrate on affordable housing rather than more luxury dwellings – would assist people to afford better quality food and reduce financial stress.
- Allocate land for employment appropriate to the social setting whilst allocating sites for housing.
- Make sure that socially deprived areas have good tree cover – trees in the line of sight of homes can have a positive effect on health and wellbeing.
- Recognise the impacts of specialist retirement housing and its contribution to addressing health inequalities – allocate sites for retirement developments.
- Need a comprehensive policy on health and wellbeing, and engagement with the NHS is encouraged.
- Proposals should consider local health outcomes, and where appropriate to the local context and/or size of the scheme include a Health Impact Assessment.
- Design of schemes should encourage active travel, including through providing safe and attractive walking and cycling routes, and ensuring developments are connected by these routes to local services, employment, leisure, and existing walking and cycling routes.

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- Provide access to healthy foods, including through access to shops and food growing opportunities (allotments and/or providing sufficient garden space).
 - Design schemes in a way that encourages social interaction, including through providing front gardens, and informal meeting spaces including street benches and neighbourhood squares and green/blue spaces.
 - Design schemes to be resilient and adaptable to climate change, including through SUDs, rainwater collection, and efficient design.
 - Consider the impacts of pollution and microclimates, and design schemes to reduce any potential negative outcomes.
 - Make sure development embraces and respects the context and heritage of the surrounding area.
 - Provide the necessary mix of housing types and affordable housing, reflecting local needs.
 - Provide sufficient and high quality green and blue spaces within developments
 - Reduce speed limit to 20mph, restrict certain types of traffic in residential areas very close to the road to protect against air, particulate and noise pollution.
 - Measures to reduce health inequality should be evidence led with a clear understanding of the underlying reasons for inequality.
 - Support a balanced approach to the distribution of development to enable an adequate and proportionate provision of affordable homes, as well as access to open space, local amenities and services.
 - Provide a choice of homes in sustainable locations and support economic growth through the provision of suitable employment space.
 - Make sure that the rationale for developments is linked to the specific needs of the local area and not allow the local area to be simultaneously increased and decreased at a whim.
 - Too much reliance on the tartan rug. Need to explain the important fundamental difference between association and causality, and the factors contribute to the apparent difference in life expectancy in relation to Gawsworth. Reference to Gawsworth should be removed from the issues paper and topic paper.
 - Direct new development to the most deprived areas to improve their environmental, social and economic conditions.
 - Large new housing estates can put severe strain on local health services, which can't be wholly mitigated by contributions.

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- The different types of health inequalities are not fully understood and there is too much focus on finances rather than age or lifestyle. A full review of the meaning of health inequality should be undertaken – the local plan is not the vehicle for this.
 - Council decisions favour the south of the borough to the detriment of the north.
 - The canal network's multi-functional benefits can help disadvantaged communities. It provides accessible green and blue spaces where it's needed most and provide environments that can make a positive difference in people's lives.
 - Build homes close to existing services where contributions can be sought for school or doctor improvements and open space.
 - The spatial strategy should respond positively to the settlement hierarchy and allocate sites regarding the closeness of services and amenities.
 - Provide very strict controls on fast food outlets, incentives for shops selling healthy food, tax fast food delivery, provide more allotments with incentives for private landowners to convert land.
 - There is a possible conflict between sustainability concepts and deprivation indicators – a methodology should be established that fosters balanced communities.
 - Allocate land for local health facilities.
 - Need to consider both urban and rural areas when establishing healthy and sustainable communities. Development in rural areas is crucial to the successful growth of the borough.
 - Rural sites should be considered on their adjacency and proximity to a number of rural settlements, rather than one settlement.
 - Need local access to early education, good future local employment sites, expanded primary and secondary education as the borough grows and make sure there is access to health services in each locality, with good transport links to local hospitals.
 - Green or blue spaces are sometimes not maintained to a standard that encourages recreational activity, and therefore wellbeing.
 - Provide greater support for community cohesion in existing spaces.
 - Sites submitted to support reduction in health inequalities.

Q3f Are there any other matters related to healthy and safe communities that the new local plan should consider?

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- These matters are of no concern to the local authority – basic functions should be concentrated on.
 - Road pollution contributes to poor health.
 - Comply with the Planning Coalition's fourth planning test, which is around protecting important biodiversity sites and requiring fit for purpose contributions for nature from all developments.
 - Analyse areas to see where people do not have access to medical, educational or sports and recreation services and put an infrastructure plan together that must be delivered before housing.
 - Don't put affordable housing in edge of settlement estates where there is only access by car.
 - Eliminate wood burning stoves.
 - Condition noise levels.
 - Secure Longridge local wildlife site in Knutsford as a nature reserve.
 - Control effects of development on water quality (domestic supply and water courses).
 - Make sure there is enough decent housing for everyone.
 - Consider how CEC can work with local councils, communities and health providers to ensure comprehensive access to medical services and preventive health initiatives in all communities.
 - improve the effectiveness of CECs communications of health measures to reach more residents
 - Some people may find it disorientating that a large housing development is all new, leading to mental illness – retain some existing buildings, with policies to discourage clearance, and trees.
 - Encourage safer walking routes and good quality cycling routes (separate to the main traffic).
 - Need greater emphasis on managing the care of the mentally frail, both short- and long-term, including the need for community indoor and outdoor spaces for them.
 - Reflect the safety aspects of construction in resisting the fire hazard. New builds should only be approved with separate provision for bike and battery storage external to the main dwelling.
 - Need careful analysis of the age and distance profiles of cycling for work, shopping and access to facilities rather than blanket schemes – disabled

people, the elderly and young families with toddlers and push chairs should not compete with adult or teenage cyclists, particularly on electric bikes.

- Need surveys of pedestrian movement.
- Public concerns in Macclesfield have shifted from concerns over crime and antisocial behaviour to concerns on environmental issues and traffic.
- Work closely with the Local Nature Partnership.
- Review the PROW network and identify where there would be opportunities to extend this through new PROWs or alternative forms of passive routes (for instance over new open space that could be created) over land that would create a more connected network and the potential for short-cuts connecting communities to local services and the open countryside.
- Consider how the national, sub-regional and local cycle network could be improved.
- Support indoor and outdoor sports and leisure uses.

Chapter 4: Design

Q4a What approach should be taken in preparing the Cheshire East Design Code? For example, should it be a strategic level code or be broken down into smaller areas and/or development types? How should residents, site promoters and stakeholders be involved in the process? Should the design code be prepared as part of the new local plan or as a separate development plan document?

- The CEC Design Code is going to have to be broken down into smaller areas because the local areas are so diverse. Multiple settlements are relatively close together but have very differently character and it would be impossible to draw up codes that apply consistently across all settlements without a more detailed approach.
- A design checklist should be developed, referencing policies.
- We suggest an overarching Cheshire East Design Code with more specifics added in Neighbourhood Plans. Movement should be addressed, including separation of vehicles/pedestrians.
- Codes should be prepared on an area basis, incorporated into neighbourhood plans and involve residents in production.
- The Design Code should be part of the Local Plan, not a separate document.

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- The development industry is familiar with the existing Design Code, and it is not considered necessary to prepare a new design Code.
 - It would be helpful if a local Plan policy could cross refer to design codes and confirm that proposals consistent with the principles set out in the codes will be supported.
 - Site masterplans/design codes may be prepared by applicants
 - General support for current situation of overarching design guide and localised neighbourhood plan design codes.
 - Helpful for a policy referring to the design code to contain wording which allows for flexibility in terms of compliance, where site specific issues may mean deviation from the code allows a better design outcome.
 - Codes should be flexible to encourage development opportunities and not be overly prescriptive or detailed unless prepared at a small area level.
 - Advocate the preparation of the Design Code as a separate development plan document on the basis that this could potentially allow for a more streamlined review process, should that be necessary, outside of any wider review of the New Local Plan.
 - Could lay down general design principles but need local design principles based on local needs/characteristics of the area.
 - Design Codes should be prepared at the strategic level and not disaggregated to smaller areas, as this will increase complexity and inconsistency.
 - DC should be prepared in line with the Framework definition.
 - Consideration should be given as to how the Design Code can be used to encourage the “gentle densification” or existing urban areas. For example, the Code could be used to permit six-storey
 - development within a predetermined area around railway stations.
 - DC should contain simple, clear requirements for development and be supported by clear rationale. This will allow developers to consider the practical implications of delivering the design requirements, including viability and availability of certain materials.
 - Where larger scale proposals are considered in the Local Plan then it would be appropriate to then prepare appropriate Design Frameworks and Coding to ensure that development can be achieved in a comprehensive manner with maximum positive effect on design outcomes and integration with existing areas.
 - It would be beneficial for the Council to ensure that any design policies are thoroughly tested to ensure that they are realistic, deliverable and viable.

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- Supportive of an approach whereby a site allocation policy contains specific criteria and expectations of what development proposals should contain but we would note the above comments. Site specific and area specific Codes can be a positive tool where they provide greater certainty on the relevant and particular design related points.
 - It is possible that the design code could contain a hybrid approach with one section dealing with a strategic set of design requirements and with area or site specific codes for smaller areas or development types. Given the importance of this issue to the Borough generally it is suggested that the Council should consult on a methodology/approach for any design code in advance of its preparation.
 - Keen to see a forthcoming design code that accurately considers the economic implications of design features (e.g. landscaping, density) as to ensure the financial viability of development proposals.
 - Early engagement with parish councils is important, our experience is this to date is that a great deal of work has already taken place before engagement and as such there is more resistance to change. The local plan should require developers to engage with parish councils very early in the design process, both in the spatial/master planning stage and the detailed design stage.
 - It is considered that the best way to ensure that the Design Code can influence all development allocated within a Local Plan, is if it was prepared, examined and adopted as part of that Local Plan. This process would ensure that there would be no delay between the adoption of the Local Plan and realisation of the vision expressed in the Design Code. The views of the community, site promoters and other stakeholders are best
 - Whether to have borough wide or detailed local; whether to rely on NPs for the local codes
 - Flexibility to respond to site circumstances
 - Prepare as part of the LP process (to enable full debate). Prepare outside LP process to ensure easy to update.
 - Early consultation to ensure viability
 - Consult on a methodology / approach at the outset
 - It is considered that a separate Design Code development plan document would be appropriate, albeit prepared in parallel with the Local Plan so that its requirements can be factored into Local Plan evidence base, including viability appraisal and infrastructure plan. This would avoid the new Local Plan becoming overly cumbersome and containing information that would be better presented elsewhere. However, in light of CEC's existing Design Guide, and the comprehensive NMDC, a new Design Code document should not duplicate work unnecessarily. A new Design Code development plan

document should be as concise as possible and accessible to professionals and laymen alike

- If a SLDC is progressed, regard is given to the Cheshire East Design Guide
- as a helpful starting point as whilst it has raised challenges for developers, it has generally been successful in providing clarity on the requirements for new residential development.
- Regard needs to be given to the 'Vision' for net zero by 2045 and the design implications or changes that this will bring with it.

Q4b Are there any other matters related to design that the new local plan should consider?

- No mention of NP design guides, or parish design SPDs that still apply. Should be brought forward and attached to new Local Plan.
- Design matters should be prioritised early in the process, often compromised by other factors.
- The historic environment should be protected and maintained; however, this should not rule out new design that may complement the existing built environment.
- Design choices should reflect the immediate vicinity.
- Settlement 'gateways' to reflect the design of area.
- Avoid the loss of amenity space, garden space, green infrastructure.
- SuDS, ponds and green spaces should be created to support biodiversity.
- Restrict building up to the boundary fencing of properties.
- Creative approach on design required to new development around National Gas and National Grid assets.
- Solar panels should be required on all roofs.
- Warehouse external colours should blend in with the natural environment.
- Streamline design policies across the development plan into one overarching policy. Policies overlap, unnecessary duplication. Places strain on production of statements for applications. Allows for removal of other policies already covered by design such as SADPD HOU 12 amenity. Suggest strategic design policy that: supports allocated sites that accord specific requirements and CECBDG and NP design guides; and supports windfall development that accords with criteria cross referenced from other design policies depending on the form of development, and the CECBDG and NP design guides.

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- Design policy matters should be flexible to enable viability and deliverability. Emphasis on brownfield redevelopment in urban areas where departing from prescribed design may be necessary.
 - CEC failing to implement NP design standards.
 - Design for the elderly. Mobility and access to infrastructure.
 - Design should consider conflict with the environment. Existing landscape features, wildlife Habitats and natural assets. Natural England design guide.
 - New Local Plan should consider the success (or not) of previous design policies, which should serve as the starting point for informing new policy on design.
 - Design to be given more priority during pre-submission stages.
 - Design policy should not overburden the delivery of schemes, particular regard should be given to the form of development, which is required to be designed in a manner that serves its function.
 - New developments should possibly have Combined Heat and Power, and District Heating Infrastructure. Ground source heat pumps implemented at the neighbourhood level is more cost-effective.
 - Design codes should represent a mixture of sustainable materials.
 - Incorporate design measures that consider endangered species.
 - Developments (residential and employment) replicate design. More traditional design needed.
 - Use Canal and River Trust waterside design principles.
 - A revised definition of 'pastiche' is required because the creation of buildings sympathetic to their surroundings is not pastiche.
 - Protection of views.
 - Design should respond to climate change. Engage with NP design guides. Engage with communities.

Chapter 5: Our natural environment

Q5a What approaches or measures should be incorporated in the new local plan to protect and improve biodiversity?

- Biodiversity Net Gain (BNG)

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- Biodiversity and nature's recovery are vital and require fit-for-purpose contributions.
 - Provided that there is meaningful consultation with the local community, land promoters and other stakeholders
 - Support the Biodiversity Net Gain supplementary planning document (adopted just after this consultation closed) to provide more detailed guidance.
 - BNG regs now mean the Council should have a single policy on ecological designations, protection and implementation.
 - The Green Infrastructure Framework and Environmental Improvement Plan emphasize increasing urban green cover and access to green/blue spaces, The Canals and Rivers Trust's network has an important role in biodiversity protection, ecological networks, and priority sites
 - BNG mandatory requirements v policy
 - The critical importance of biodiversity should be emphasised in policies, including how individuals and households can contribute.
 - BNG policies should not duplicate provisions enacted under different policies.
 - The mandatory 10% BNG (Biodiversity Net Gain) requirement negates the need for additional policies.
 - The Council will include policies to meet the legal obligation and inform developers of their responsibilities.
 - The plan must ensure national policy compliance and local biodiversity enhancement and protection.
 - Recognise developments/sites exempt from the statutory provision.
 - Policies should follow the sequential approach: on-site, off-site, credit purchase compensation.
 - Credits can be purchased from any registered source.
 - Ensure both enhancement and protection of biodiversity are addressed equally.
 - A policy is needed for existing nest sites for building-dependent migrating endangered species such as swifts and house martins because nesting sites in buildings are excluded from the Biodiversity Net Gain methodology. DEFRA said they would be dealt with by LAs. Need a specific policy for "Swift Bricks" in new housing.
 - BNG specifics for water
 - Ensure waterways are included in biodiversity net gain (BNG) assessments.
 - Defra's Biodiversity Metric requires BNG assessments for land within 10m of a watercourse, aiming for a minimum 10% net gain in biodiversity units.
 - Improvements in our water environment have plateaued due to an increasing population, ageing infrastructure, increased pollution risks and the pressure on our drainage system. Climate change also means that rainfall patterns are changing.

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- The planning process has an important role to play in helping improve our water environment.
 - Policies should set out minimum requirements for what is expected from developments on, over or adjacent to watercourses, and for sites which have watercourses flowing through them or forming a boundary
 - Watercourse encroachment is a factor within the Biodiversity Net Gain (BNG) metric calculation
 - BNG monitoring (30 year requirement)
 - Ensure that biodiversity is measured, monitored and maintained in existing urban locations, not just in rural locations and on new development sites. Incorporate important links in NPs
 - BNG target setting
 - A more ambitious Biodiversity Net Gain (BNG) target of 20%- 25%- 30% uplift suggested. The increase is generally negligible to developers, and unlikely to make developments unviable. Studies suggest additional cost of £180 per dwelling.
 - PPG 12th February 2024: plan makers should not seek more than 10% biodiversity net gain, either on an area-wide basis or specific allocation unless justified by evidence of local need and impacts on viability.
 - Significant additional costs house building costs are associated with BNG and should be fully accounted for in the Council's viability assessment.
 - The BNG metric is not fit for purpose for certain types of development such as mineral extraction. The Minerals Industry, through the Mineral Products Association, is developing sector specific guidance in conjunction with the Planning Officers' Society
 - The Net Gain provision is totally inadequate for the protection of biodiversity. At least one third of any new development needs to be left as truly natural (i.e. wild) environment, to meet the government's 30by30 commitment.
 - BNG site selection and allocation
 - BNG delivery (potentially in excess of Government requirements) should be a key consideration in the Council's site assessment process.
 - The Local Plan should be screened under Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended) at an early stage
 - assessment can inform key decision making on strategic options and development sites to outline avoidance and/or mitigation measures at the plan level, considered as part of an Appropriate Assessment, including a clear direction for project level HRA
 - Refer to Natural England's Impact Risk Zones (IRZ) on Magic Maps
 - Be strategic in the selection of wider BNG areas that may join up
 - Create habitat mosaics, and commuting corridors.
 - Landscaping plans should incorporate internal wildlife corridors.

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- Allocate some land sites as biodiversity reservoirs to compensate for other development in the area.
 - Allocate sites which are of a scale and type that can incorporate new habitats as part of adopting a robust spatial strategy and balanced approach to site allocations.
 - Policy should promote larger domestic gardens
 - Ensure ecological surveys inform future site allocations
 - Offer a pre-application advice service for BNG
 - Mandatory BNG should not frustrate or delay the delivery of homes.
 - Offsetting by offering alternative sites for biodiversity is too soft an option.
 - Ensure BNG is enshrined in any development (brownfield can have more wildlife than greenfield) located in the immediate area not miles away. Nature doesn't take the bus!
 - Avoidance of development into open countryside which would involve loss of biodiversity
 - House building threatens biodiversity; offsets are sometimes acceptable.
 - Areas rich in biodiversity should be protected.
 - Identify and protect high-biodiversity areas including SSSIs, European sites, Special Areas of Conservation, Special Protection Areas, and Ramsar sites on proposals map
 - Identify low-biodiversity areas suitable for development.
 - Develop a natural capital assets register with community input.
 - Create a register of low-biodiversity land.
 - Stop developments on critical areas (peatlands, woodlands) and restore peatlands.
 - Focus on repurposing unused buildings and revitalizing decaying areas instead of new developments.
 - Support the joined up approach with Cheshire West and Chester and Warrington and potentially transposing BNG off-setting between boroughs for strategically importance schemes.
 - CEC should consider the role of LNRS in NG delivery and how they want this to be considered in the Plan.
 - Identifying potential off setting land via the Call for Sites needs to be supplemented by policy and guidance setting out the costs of credits in these locations to ensure that developers can assess viability of schemes prior to planning applications being made.
 - EA suggested site selection check list
 - The financial impact of BNG on site or off site should be considered in viability assessments undertaken by the Council that underpin the new Local Plan.
 - request further clarity on the availability of habitat banking as well as availability of biodiversity units in the borough.
 - There should be a mechanism for a site to be removed from the local plan if it is subsequently shown to be of significant wildlife value as has happened with LPS38 (Longridge) and LPS13 (Danes Moss)
 - Stronger protection of the greenbelt, particularly the North Staffordshire greenbelt to the south of Alsager needed.

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- Rewarding farmers for including wildlife protection zones on their farms, planting more woodlands, preserve and develop more wetlands and encourage schemes that re-introduce species and encourage plans for re-wilding to off-set the loss of natural habitat.
 - Local Nature Recovery Strategies
 - The Plan should include policies and proposals for nature recovery.
 - The Plan should also achieve wider environmental gains, beyond BNG, to include wider natural capital benefits such as improved water and air quality and recreation.
 - Support the production of a Local Nature Recovery Strategy
 - It should recognise the potential of a connected network of wildlife-rich habitats to improve biodiversity.
 - The protection and recovery of priority species and habitats supporting habitats outside designated sites for protected species.
 - Consider wider benefits such as carbon capture, flood risk management and enhanced access to nature.
 - The Plan should map local ecological networks, including buffers and wildlife corridors and set out
 - policies and proposals to safeguard and enhance the network, including contributions through
 - development where appropriate. These should draw on and aim to aid the delivery of Local Nature Recovery Strategies which are due to be in place by March 2025.
 - Woodland
 - one third of all woodland species are in decline.
 - Protect woods and trees and associated semi-natural habitats and support active conservation management through rigorous application of planning policy protections.
 - Ensure that woodland wildlife indicator species (birds, butterflies and plants) are embedded into local policy and investment plans as a measure of nature recovery success,
 - Declare a nature emergency and set out a plan to address it. Monitor
 - Trees and hedgerows
 - All new developments should include new trees.
 - Preserve hedgerows and trees.
 - Ancient trees are hosts to much greater biodiversity, flora and fauna than young trees. Old trees need to be retained where possible.
 - The Plan must monitor and ensure replacement of aging tree stock for future generations.
 - There is a risk that predominantly small, short-lived ornamental species will be planted en masse for the convenience of highway planners to the detriment of biodiversity;
 - The new plan needs to secure the planting of some mature trees where existing trees are sacrificed to development.

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- The council should adopt a new policy permitting the planting of trees and hedgerows on land managed by Cheshire East Highways
 - Protect valuable habitats
 - Identify and protect 'Wildlife Corridors', 'Local Wildlife Sites' and 'High Value Habitats' as defined by independent experts such as Cheshire Wildlife Trust and 'Green Gaps' as defined in Neighbourhood Plans.
 - Retention of green belt under all circumstances.
 - Government regulations are minimal and reactive and should not be accepted as the complete list of irreplaceable habitat types. Link definitions to the Natural Environment and Rural Communities Act 2006; section 41 (which itself, is referenced in the supporting notes to the Regulations).
 - Community involvement
 - local community groups hold valuable information on nature. They should be given a high priority at the inception of a development and should be built into the planning process at the beginning
 - BNG is supported by all. Some want even more up lift than the Env Act requires.
 - Need to consider BNG at the start of site selection and have evidence from statutory consultees as well as local knowledge of the best and most precious landscapes and habitats to avoid and a list of suitable sites.
 - BNG needs to be factored into viability, it must be monitored too for 30 years.
 - Support for wider LNRS and other initiatives. Support for joined up BNG sites and offsetting sharing across authorities for bigger schemes.
 - A plea to remember urban areas, avoid the Green Belt and acknowledge individual contributions, the importance of water, trees and woodland and migrating bird habitat which needs a specific policy

Q5b How can the new local plan help to make sure that developments take proper account of, and respect, the landscapes of Cheshire East?

- Mapping/ illustration
 - The Plan needs illustrations of landscape types/ designated environmental areas.
 - The online digital Policies Map is difficult to read due multiple policies/GIS landscape and green infrastructure layers & ecological designations.
 - Natural England's character map should be depicted and the local landscape character assessment map, updated in 2018.

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- The Natural Environment Topic Paper provides numbers of each site type but no diagram; therefore, hard to see if any have been missed.
 - Policy
 - The LPS has too many varying landscape policies SE 4,6,15, ENV 1,3,4 and a patchwork of ecological designations.
 - condense and rationalise policy objectives into fewer policies that are more logical to follow.
 - Need a single 'Landscape Character' policy that clearly lists all the relevant landscape designations across the Borough, confirms their status, what will be acceptable forms of development, any evidence required to support development proposals and relevant evidence-based documents that need to be taken into account extensive areas are covered by Local Landscape Designations.
 - Whilst updated in the SADPD they are a relic of the Structure Plan policies and of questionable relevance/value above the general protection that is afforded by Policy PG 6
 - NPPF - local landscape designations should be distinct from national designations. A single policy would make this more transparent
 - Trees
 - Comply with paragraph 180c NPPF; that development should not result in the loss of irreplaceable habitats, such as ancient woodland,
 - avoid policies which would remove or destroy irreplaceable habitats or have a significant impact on them.
 - Don't earmark development within 50 metres of any ancient woodland
 - Ensure contributions to the Ancient Tree Inventory (ATI) and Ancient Woodland Inventory (AWI) are fully up to date, and that potential areas of unmapped ancient woodland are surveyed and assessed to ensure that no policies are inadvertently proposed that impact on ancient woodland or veteran trees
 - Open countryside
 - Do not allow loss of defined 'Open Countryside' by 'creep' i.e. by ignoring Policy PG6 for things like garages, house extensions, tennis courts and other expanding domestic curtilages which may be small but cumulatively erode the countryside.
 - By supporting large scale development in the right locations, the Local Plan can help to protect more sensitive areas from unwanted speculative development.
 - Current planning policies allow developers to build housing and employment sites which are virtually identical across England. The best way to protect the landscape is not to permit large scale developments.
 - development in the countryside should be considered acceptable in principle in a variety of locations including on the edge of small and medium size settlements to support and maintain services/ facilities and meet the needs of Cheshire East's urban and growing rural population.

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- Retention of Green Belt
 - Brown fields should be prioritised
 - Landscape character
 - Build CEC's Landscape Character Assessment 2018 and LLD Areas Review 2018 into the new LP.
 - It should be reviewed in collaboration with local community groups to create a more robust evidence base. It could assist more in creating and protecting more linked habitats at a landscape level.
 - Ensure the Landscape Character Assessment is used to inform planning policy rather than being changed to accommodate planning decisions that have already been made. This should be a robust document that shapes planning decisions.
 - The Cheshire East Landscape Character Assessment was last updated was prior to the council declaring a climate emergency. It should be revisited to take into account climate change and biodiversity loss. Consult and collaborate with local community and wildlife groups.
 - Don't preserve many of the current landscapes, as they have been formed by industrial farming practices and have become biodiversity deserts. Current landscapes need to be allowed to rewild naturally wherever possible.
 - Proposals should also introduce more native features suitable to the receiving landscape, whilst offering benefits of new views towards local features such as churches/spires etc to enable wayfinding.
 - The Land availability assessment (draft methodology) April 2024 proposes to consider the impact of site allocations against potential environmental constraints and landscape designations at Stage 1 of the process. support this methodology.
 - there are circumstances where development in green field and green belt may represent a sustainable option for development.
 - protect the landscape and embed it as part of any masterplanning process that is within or adjacent to the countryside. This may include the provision of green buffers, maintaining existing hedgerow and trees, provision of other additional green and blue infrastructure, and appropriate development densities.
 - Work with developer on site specific design codes to ensure any development is sensitive to its surrounds.
 - support development which includes the context and local landscape character. Policies should reference the Cheshire East LCA, to conserves and enhances key characteristics, of specific character areas, and protects visual amenity. Need finer grain local level assessments, to refine the LCA

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- stronger guidance on how existing landscapes can be preserved and enhanced and key positive/ negative features identified which could be enhanced/resolved.
 - Neighbourhood plans
 - The local landscapes need to be protected. The Wilmslow Neighbourhood Plan gives very good guidance to protect the wider Lindow Landscape and the leafy urban landscape charter of the town centre.
 - The Plan should require compliance with the requirements of a Neighbourhood Plan if this exists for the location concerned and if it refers to protection of landscapes as in the Bollington NP.
 - Plans should be developed to provide detailed guidance for how landscapes should be managed to ensure their continued preservation. This guidance should, where appropriate, be supplemented by policies within neighbourhood plans.
 - commission Cheshire Community Action to work with parish and town councils to undertake housing needs assessments. This should enable parish and town councils to undertake periodic updates to assessments and ensure their ownership of the process.
 - Strategic site assessment considers macro landscape character and value; individual development management policies and site allocation policies must be sufficiently prescriptive to ensure landscapes are properly assessed and respected.
 - Policy should require strategic sites to plan and design for landscape impacts and ensure mitigation, is feasible, and incorporates surface water features and maximises biodiversity net gain. The ongoing development of Cheshire Green Energy Park provides an excellent case study example to inform future policy creation.
 - The designation of Danes Moss at South Macclesfield illustrates how not to take account of environmental and biodiversity concerns. If there is evidence that residents prioritise environmental matters more highly than previously
 - The landscapes and views from the town of Macclesfield should be protected.
 - Make explicit reference to geological conservation(including protection for geological SSSIs and local geological sites) and the need to conserve, interpret and manage geological sites and features in the wider environment.
 - include strategic policies to protect and enhance valued landscapes, as well criteria based policies to guide development.
 - Natural England is assessing parts of the Cheshire Sandstone Ridge, for designation as an Area of Outstanding Natural Beauty (AONB) It is a valued

landscape; avoid or minimise impacts and secure enhancement opportunities from development to reflect the intrinsic character and natural beauty . Even prior to designation as an AONB it would still carry weight.

- Identify relevant areas of tranquillity and provide appropriate policy protection as per the NPPF. Use The CPRE mapped areas of tranquillity as evidence for the LP and SEA/SA
- Include a policy to reduce light pollution. Lighting can harm wildlife and enjoyment of the countryside/night sky, in intrinsically dark landscapes, e.g., protected landscapes and nature reserves.

Q5c Are there any other matters related to our natural environment that the new local plan should consider?

- Cheshire (west and east) has many meres, mosses and ponds but, they are not mentioned. Cheshire has less tree coverage than the national average. There should be a commitment to the provision of new woodlands comprising native species.
- Emphasise that lower density is required around the natural environment.
- Trees
 - Consider the overall state of woods and trees in Cheshire East and look to strengthen and expand them through:
 - Effective and careful woodland management, giving sufficient time and space for woods to grow and other woods that require intervention being addressed.
 - Planting new trees and woodlands in appropriate areas to help increase tree cover, resolve fragmentation (unconnected areas of woodland) and connect habitats.
 - Encouraging landowners, including farmers, to plant trees and woods on their lands where appropriate.
- Full advantage should be taken of all brown field sites.
- The plan should allocate land with the least environmental or amenity value evidence to be provided, evidenced through SA and HRA.
- avoid designated sites and landscapes, significant areas of best and most versatile agricultural land and peat and should consider the direct and indirect effects of development, including on land outside designated boundaries and within the setting of protected landscapes
- Priority habitats, ecological networks and priority and/or legally protected species populations
- The Local Plan should be underpinned by up to date environmental evidence; an assessment of existing and potential components of local ecological

networks. This assessment should inform the SA , ensure that land of least environment value is chosen for development,

- Priority habitats and species
- Local Biodiversity Action Plans (LBAPs).
- Protected species
- Sites containing watercourses, old buildings, significant hedgerows and substantial trees are possible habitats for protected species.
- Ecological networks
- management of GI,
- Irreplaceable habitats
- The Plan should set out a clear vision for delivering GI, including identification of deficiencies
- sustainable drainage systems, biodiversity, access, active travel and open space protection and enhancement.
- Plans can make use of the Natural England's Green Infrastructure Framework (GIF)
- The biodiversity crisis needs measures in the new plan to reverse this decline.
- Avoidance of development and land use impacts on species or habitats should be central to all planning policies.
- The council's Carbon Neutrality Action Plan makes provision for a climate champion in each department; a biodiversity champion is needed as part of the local plan. Both roles should be appropriately trained and experienced officers with real powers of veto or control management.
- Strategic sites should be assessed for natural capital value. DEFRA guidelines "Enabling a Natural Capital Approach" (ENCA) are recommended for use in the Treasury's Green Book guidance. The methodology and data sourcebook enable a rapid assessments of natural capital valuations.
- The acceptance that the development of large and medium sites cannot bring about a net biodiversity gain needs to be outlawed. All habitats present within an allocated site should be present after development. Biodiversity should not be exported elsewhere. It should remain within the locality of the development.
- ensure local environmental and highways authorities work closely with the law enforcement agencies to prevent anti-social and illegal behaviours which

are damaging to the natural environment e.g. inappropriate development, speeding traffic and fly-tipping.

- local plans should include adequate and environmentally friendly facilities for the disposal of all waste materials
- promote provision of community growing spaces (community orchards, allotments and community gardens)
- Review Open Countryside (Policy PG6) and Local Green Gaps (Neighbourhood Plans) to update/revise them to reflect current circumstances i.e. NPPF changes / Environment Act / Biodiversity Net Gain mandates. Development should align with these environmental priorities and deliver new development and infrastructure. proposals should integrate measures that promote sustainable practices and enhance biodiversity and ecological value.
- The emerging Local Plan should, therefore, consider and reflect these national requirements as part of any viability and deliverability evidence, and not seek additional requirements from developers which may render schemes unviable.
- Schemes on brownfield land should be prioritised over greenfield or greenbelt . The policy should actively discourage building on greenbelt or greenfield which stores carbon, and rainwater run off better than
- SUDs and assist with flood mitigation.
- The use of living walls, blue roofs and green roofs should be incorporated into the plan
- support schemes that improve soil quality, reduce runoff into failing water courses, and sequester carbon
- include policies to support agricultural developments, within the green belt, to increase agricultural productivity whilst reducing emissions, including horticulture and agri-tech developments, to make agriculture more climate resilient. Specific reference to this form of agriculture should be supported as a form of suitable agricultural development and use of the land as a way of achieving greater climate resilience.
- Cheshire Living Landscape programme but this is not at an agreed stage at the moment but could be used in the future
- BNG requirements could increase on previously undeveloped sites.
- Will the LPA be updating the habitat network data prepared by Cheshire Wildlife Trust as part of the emerging Local Plan evidence base?
- There should be no development on Local Wildlife Sites. Any site designated for development within

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- LP sites to be assessed by a trained ecologist and removed if of ecological value. Review every five years as sites can become valuable biodiverse habitats in a short time.
 - Consider including a category of Neighbourhood Wildlife Sites; Not of equal merit as LWS designation but important for the community as locally biodiverse areas close to homes and schools etc. This would help develop the network of connected biodiverse open space and provide quality green space near to people's homes
 - BNG, policy should include sufficient flexibility for off-site provision, particularly for existing and new infrastructure sites.
 - On-site provision may not be the most appropriate long-term solution for the delivery of BNG when investing in key infrastructure such as water and wastewater assets. It is critical that land at and around our key infrastructure sites is not sterilised to ensure that we are able to flexibly and most appropriately respond to future growth and environmental drivers. This approach is supported in PPG; that the approach to BNG should be resilient to future pressures from further development.
 - Biodiversity mitigation / enhancement should not be located directly over water and wastewater assets or where excavation onto the asset would require removal of the biodiversity.
 - Schedule 3 of the Flood and Water Management Act 2010 will require the use of Sustainable Drainage Systems (SuDS) in new developments subject to final decisions on scope, threshold and process, while also being mindful of the cumulative impact of new regulatory burdens on the development sector.
 - It will also make the right to connect surface water run-off conditional on the approval of the drainage system by the SuDS approving body.
 - Invasive non-native species (INNS) threaten wildlife and damage the economy. They are one of the top 5 drivers of wildlife loss globally. Aquatic species are more invasive than terrestrial ones, as they move easily through rivers and canals.
 - Managing the impact and slowing the spread of INNS is challenging because different sectors of the economy undertake activities that can introduce INNS and increase the spread. The Great Britain INNS Strategy is a vital step in coordinating actions nationally to prevent INNS in the water environment.
 - The local plan should highlight this threat to the natural environment and identifies appropriate actions to help address this issue through future planning in the borough

Chapter 6: Homes for everyone

Q6a Should the standard method calculation of 1,014 new homes per annum be used when preparing the new local plan? If not, what are the circumstances that would warrant a different approach?

- There is likely to be a change in national policy following the General Election and the council should wait for further clarification before ascertaining a housing requirement figure.
- The standard method significantly under-represents the number of homes needed.
- The standard method is flawed because it is based on the 2014 household projections. These have been shown to be wrong and relies also on flawed affordability assumptions which do not yield lower prices when homes are built.
- A housing needs assessment should be undertaken by the council in line with ¶61 of the NPPF to take account of demographic characteristics and trends, market signals including affordability and house prices & any unmet need from surrounding authorities.
- The housing needs assessment should consider the different housing market areas in the Borough. There are at least two functional sub-market areas – the southern area strongly linked to North Staffordshire and Stoke-on-Trent and the northern area linked to Greater Manchester. Evidence on house prices, migration flows, travel to work areas should be taken into account when planning for housing needs.
- The housing requirement should be higher than the standard method which is based on the 2014 Household Projections. These projections do not take account of recent demographic trends. Housing delivery in Cheshire East has averaged 1,783 dwellings per annum and this level of delivery will have impacted on population growth and the working age population. The mid-2022 national population estimates (406,527 people) are 5% higher than estimated in the 2014 household projections. This has been caused by net inward migration, particularly from the Greater Manchester conurbation. The working age population has also grown. Over the plan period jobs growth has averaged 1.1% per annum which is also higher than the 0.7% estimated as part of the LPS which led to the plan setting its housing requirement at 1,800 dpa.
- Housing delivery in Cheshire East has averaged 1,783 dwellings pa or 2,713 per annum over the past three years. This demonstrates a significant demand for housing above the standard method result and that higher levels of growth are achievable.
- Travel to work patterns have changed since the pandemic. The latest 2022 mid-year population estimates demonstrate a high level of inward migration since the LPS was adopted.

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- The Strategic Economic Plan for Cheshire & Warrington sets out growth ambitions for the sub-region including the Cheshire Science Corridor, the Constellation Partnership Area and the Warrington and Mersey Dee Economic Axis. The Cheshire and Warrington Local Economic Partnership is developing a 'Sustainable & Inclusive Economic Plan to drive growth over the next 20 years. New homes will be needed to support economic growth, including the council's corporate plan and regeneration of towns such as Crewe and Macclesfield.
 - The housing requirement needs to be higher than the standard method and in the region of 2,000 dpa to address affordability issues. House prices and median rental prices have increased in Cheshire East since the start of the LPS plan period and worsening affordability issues. Allowing more homes to be built is the only way to reduce pressures on housing and facilitate decreases in house prices/ rents.
 - The council should be planning for a minimum of 55,000 new homes over the next plan period, taking account of economic growth, population growth and other material factors.
 - There are substantial economic benefits from a housing requirement of around 1,800dpa – this would generate 2,399 extra construction jobs per year, £448.7 million additional/indirect construction GVA per year and a gain of £6.6 million of addition resident expenditure per year. It would also bring £1.7m additional revenue in tax receipts compared to the lower standard method figure.
 - The standard method is advisory and Local Authorities should plan for the needs of the future population not developer demands. Best available data should be used such as the 2021 Census. Identifying need is only the starting point in deriving a housing requirement and this should take account of constraints such as Green Belt.
 - The standard method is a good starting point, but the needs of each settlement should be considered along with any constraints. The requirement should be moderated by the amount of land already taken out of the greenbelt by the LPS and the number of homes built and committed. The new plan may not need such a high rate of development if the oversupply of sites can be used to prevent further green belt and open countryside release.
 - The existing local plan has over-supplied dwellings in relation to the standard method. This should enable the council to reduce the requirement and carry over the surplus into the next local plan. This would ease pressure on sensitive sites like Danes Moss, Macclesfield which cannot be justified based on the standard method.
 - Green Belt Review should be avoided even if this lowers the deliverable housing requirement figure. A Green Belt Review has recently taken place, reviews should be exceptional, and boundaries set so that they can endure beyond the plan period.

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- The number of dwellings needed should relate to the proposed increase in population and projected economic growth. The distribution and location of the new homes should be based on the strategic needs of the Principal Towns, Key Service Centres, Local Service Centres and Rural Areas and accompanied by supporting infrastructure.
 - The calculation should be based on the need for each settlement taking account of the mortality profile of the residents who will free up dwellings.
 - No new homes should be built.
 - There should be a greater emphasis on building affordable homes and use of brownfield sites. Empty properties must be forced onto the open market and owners of derelict land forced to remediate or sell. Short term lets should be heavily taxed as these are effectively lost to the housing market.
 - The requirement for the former Macclesfield area should cover some of the housing need from the Peak District National Park, the Peak Fringe and unmet need for affordable housing of the northern towns which have been constrained by green belt.
 - No new homes should be built around Macclesfield until adequate road and transport infrastructure is provided. This will reduce the number of homes needed.
 - The standard method does not take account of the needs for Wilmslow. Windfall sites favour the development of larger houses. There is a local need for bungalows, yet these are often demolished and replaced with 2 larger 4 bedroomed homes.
 - The ability of infrastructure and the local economy to cope with increased demand should be factored into the assessment of the housing requirement. Where development will not yield sufficient contributions to address infrastructure concerns, this would justify a lower approach than the standard method.
 - Further information on how the figure of 1,014 new homes a year was calculated would be helpful. Previous figures used by Cheshire East were based on submissions from builders and estate agents who wish to maximise house building.
 - Development on greenfield sites should be minimised. A better approach would be to calculate the amount of previously developed land available and calculate the requirement based on that.
 - The Council should publish a clear and transparent methodology for counting housing completions and commitments and the apportionment of these to relevant settlements. The dwellings should be allocated to settlements with the same definition of that area in the Local Plan. Sometimes housing built outside of settlement boundaries is reported as being in a settlement.

- The council will need to plan for a steady and adequate supply of raw materials to ensure sustainable delivery. The evidence base will need to consider the housing requirement in terms of minerals supply, and it would be helpful to include a resource assessment of the local plan and supply chain considerations. Minerals and Waste safeguarding must be part of this, with the need for prior extraction where there is potential conflict.
- New sports and leisure facilities will be needed to support healthy lifestyles.
- Various sites submitted by stakeholders to meet future housing needs.

Q6b How could the local plan influence the mix of housing sizes within new developments?

- A housing needs assessment will be needed to evidence a housing mix policy for the local plan. All types of need as set out in NPPF ¶¶60-63 should be addressed.
- The policy should reflect the needs of the local housing market rather than using a borough-wide formula.
- Evidence from population surveys should be used.
- The housing need assessment should consider homelessness in the Borough including asylum seekers.
- Housing authorities have a requirement to consider the needs of those residing or resorting in house boats under Part 5, Section 124 of the Housing and Planning Act 2016.
- The availability of homes to rent should form part of the housing provision strategy.
- The existing local plan contains several housing policies (LPS SC4, SADPD HOU 1, HOU 2, HOU 3, HOU 8) which should be combined into a single policy which sets out requirements for allocated sites, windfall development & space standards. This assists in ascertaining viability of a site.
- Sufficient flexibility should be provided in a housing mix policy to recognise that local circumstances, market demand and demographics change over time and to ensure the delivery of commercially viable schemes. Flexibility was applied by the Inspector in the 'Old Mill Road, Sandbach' appeal (APP/R0660/W/22/3313892). Mix should be linked to the latest available evidence such as a Strategic Housing Market Assessment or evidence provided by a developer.
- The new local plan should not influence housing mix, this should be guided by the market. The onus should be on the developer to demonstrate how the mix proposed responds to the needs of the population in a given market location.

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- Meeting the needs of different groups must not impact on the primary housing issue which is to address a chronic undersupply of housing
 - Smaller developments, due to market demand and viability will only propose a specific type of mix in terms of users and should not be required to adhere to a specified mix.
 - A significant amount of residential development was allowed at appeal prior to the adoption of the LPS and has not delivered the mix needed. Too many 4+ bedroomed homes are coming forwards and not enough 1 bedroomed homes. The failure of the current local plan to deliver the types of houses needed should be avoided in the next local plan.
 - Developers should liaise with Town and Parish Councils to ascertain what housing type and mix is needed in their communities.
 - The plan should ensure the provision for housing for young people such as lower cost apartments.
 - The plan should require a higher proportion of 2 and 3 bedroom dwellings.
 - Sustainable development should include a mix of dwellings to attract elderly and young families
 - Shared ownership staircasing for affordable dwellings should be removed as it fuels inflation and puts home ownership out of reach.
 - Build for life standards should be required.
 - The mix should provide an additional room separate to bedrooms for home working.
 - Incentives should be given to developers to encourage a mix of dwellings.
 - Clarity should be provided in policy on national minimum space standards (NDSS) and accessible housing (M4 (2/3)).
 - The policy should provide clarity on the level of self-build that may be appropriate based on needs. There should be an improvement in the ease of people being able to register for self-build with the Council.
 - The new plan should also include policies to influence the provision and mix of housing in existing developed areas.
 - A brownfield first approach should be taken. Brownfield sites have delivered more sustainable developments than the large greenfield sites which include large, detached houses.
 - Mixed/ higher density living should be supported in town centres including re-use of vacant shops.

- Apartment blocks should meet the required mix and make provision for affordable dwellings.
- All developments should focus on providing affordable housing. Affordable housing should be pepper potted through a development.
- The amount of affordable housing should be increased on sites in Wilmslow.
- Genuine mixed communities can be achieved by bringing forward larger urban extensions.
- Policies should be put in place to prioritise homes for local residents rather than persons coming into the area.
- The loss of existing smaller housing units should be resisted.
- More housing is needed in and around Knutsford with a focus on 1,2 & 3 bedroomed homes, flats and bungalows.

Q6c How can the local plan address the needs of an ageing population?

- A new housing needs or strategic housing market assessment is needed to understand the housing needs of particular groups.
- The new local plan should focus on meeting the needs of the rising ageing population of Cheshire East and the range of options available to them. The need for accommodation for older people should be quantified and there should be a housing requirement for C2 accommodation and targets for different typologies. Performance against these requirements should be reported annually.
- The new local plan should identify specific sites to meet localised demands and determine if a site is to deliver an element of elderly accommodation, care homes, self-build plots and a mix of market and affordable homes.
- Sites that are willing to accommodate older persons accommodation should be supported through the local plan site selection process.
- Sites should be specifically allocated for older persons and specialist accommodation rather than being a required element of general housing sites.
- The local plan should require strategic sites to provide almshouses and other community living schemes across the Borough.
- The LURA (Part 15LB) indicates that the Secretary of State will publish guidance on addressing the needs of old age or disability in the future and this will have to be taken into account as the plan progresses.

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- The standard method is informed by the 2014-based household projections. These removed a proportion of the population projected to be living in communal accommodation. This means that the projected needs for care homes (C2 bedspaces) is not accounted for in the LHN figure. Planning Practice Guidance states that plan-making authorities should count older persons housing against their requirement. For residential institutions this is based on the amount of housing released into the housing market based on the average number of adults living in a household using census data. It would be irrational to include bedspaces in housing supply if this is not a component of the housing requirement. Provision for older persons accommodation and specialist extra care should be planned for over and above the local housing need requirement and delivery monitored.
 - Larger land allocations can support an element of C2/extra care.
 - The plan should include a development management policy which allows for C2 uses adjoining settlement boundaries of sustainable settlements provided there is evidence of unmet need.
 - The local plan should encourage the development of later living facilities to free up existing housing stock.
 - Sites for older people should be sustainably located near to services and facilities, such as Principal Towns, Key and Local Service Centres.
 - 2-bedroom homes/ smaller homes/ bungalows are needed.
 - Scope for independent living communities should be identified.
 - The viability of different types of specialist housing for older people should be considered. Some forms of C3 retirement living/ sheltered accommodation could be reasonably be expected to provide affordable housing but C2 schemes should not.
 - Previously developed sites in town or village centres should be used for older persons specialist housing as it allows the housing to be located near to existing amenities and facilities.
 - Build for life standards should be applied so that people can stay in their properties as they age.
 - Smaller sites should be allocated for the development of smaller houses
 - Mixed, higher density accommodation should be supported in town centres
 - Infrastructure needs must be met
 - Generous gardens and infrastructure should be included within the design of care homes/ homes for the elderly

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- This is a social issue not a planning issue and should not be included in the local plan.
 - New homes should be accessible and adaptable in accordance with M4(2) of the building regulations and meet NDSS unless specific on-site viability can be demonstrated.
 - Incentives should be given for developers
 - Design of homes is important including placement of plug sockets, height of cabinets, flexibility of rooms for living/ sleeping.
 - Various sites submitted by stakeholders that can make provision for accommodation for older persons.

Q6d What types of specialist or older people's housing are needed in Cheshire East and why?

- A housing needs assessment should include the needs of older persons housing to identify what is needed in each locality.
- A care needs assessment should be undertaken to assess which settlements need specialist and supported accommodation.
- Evidence should be prepared in conjunction with NHS, care systems and operators.
- Provision of homes to downsize to, including retirement villages, closer care, smaller homes, adapted and accessible homes. This will free up homes for families.
- The plan should require a minimum of 15% of older persons homes to be provided as part of the housing requirement.
- Any needs for older persons housing are additional to the housing requirement calculated using the standard method as this is not factored into the 2014-based population projections. The plan should specify a requirement for older persons housing and monitor delivery performance.
- The council should refer to the 2021 census and this information should have been included in the Issues Paper to help the public respond.
- Sites should be allocated for older persons housing.
- All sites should provide a proportion of homes for older persons.
- Homes should be built to build for life/ lifetime homes/ Building Regulations M4(2) accessible and adaptable standards.
- The government intend to mandate all new dwellings to meet M4(2) standards subject to a further consultation on technical details. If higher standards are

applied, this will have to meet the criteria set out in the PPG and require viability assessment.

- Older persons housing should be located close to existing facilities and services.
- A quota of 2 bedroomed bungalows should be included in new developments.
- Loss or extensions to bungalows or smaller dwellings should be resisted.
- There is over-provision of older peoples housing in an area that was predominantly family housing, and this should be redressed.
- There is significant interest in sites for C2 and extra care housing in Cheshire East.
- Supported communities providing a mix of housing types and tenures.
- This is a social issue not a planning issue and should not be included in the local plan.
- Various sites submitted by stakeholders that can make provision for accommodation for older persons.

Q6e How could the local plan support the delivery of small and medium sized housing sites in Cheshire East?

- The local plan should plan for a minimum of 10% of the housing requirement to be met on smaller sites as per NPPF ¶70(a)
- Many SME's require sites slightly larger than 1 hectare. The plan should also allocate sites for 5 - 100 dwellings.
- Small sites could be allocated for older persons housing.
- By allocating small and medium sized sites sufficient to meet 10% of the identified housing requirement.
- SME builders bring important local benefits, and small sites can be built out relatively quickly.
- Small and medium sized sites can make a valuable contribution in local service centres and lower order settlements.
- By preventing development outside of settlements until small sites have been identified and targeted.
- Larger sites could be divided into smaller parcels for SME builders.
- Sites could comprise part of a larger site with surplus land.

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- By identifying sites in conjunction with local communities, town and parish councils.
 - Sites should avoid productive agricultural land, designated areas, green belt and land prone to flooding.
 - Previously developed sites should be prioritised.
 - Ensure that housing needs data is kept up to date for each area.
 - Sites providing 10 or less dwellings should not be required to provide affordable housing.
 - Give incentives to developers to build on smaller sites.
 - Allow the conversion of empty shops to residential uses.
 - To combat climate change, a more creative approach is needed than a past repeat of previous plans which allocated sites in the greenbelt for housing development.
 - Sites without public transport links should be avoided.
 - By speeding up the planning application process. Smaller developers will not submit planning applications in Cheshire East because of the delays in receiving planning permission.
 - Small and medium sized sites should be allocated in the local plan
 - The uncontrolled spread of developments in rural and semi-rural locations should be avoided. Sufficient services need to be in place before any development comes forward.
 - Policy on farm buildings/ sites should prioritise the development of multiple homes rather than single dwellings.
 - Development on small sites can result in the loss of private open space and over-intensification. Developments on small sites should be sympathetic to the local area.
 - Loss of smaller houses should be resisted.
 - The plan should contain a flexible policy which supports development on unallocated sites outside of existing settlements.
 - There are a number of small and medium sized sites which are in the Green Belt that should be considered to development.
 - The implications of a revised NPPF will need to be taken into account.

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- Various small and medium sized sites submitted by stakeholders that could contribute to meeting the need for smaller sites.

Q6f How could the new local plan support the delivery of self and custom build housing including small sites?

- The level of demand and location for self-build plots should be considered as part of a housing market assessment
- The council could publicise the 'Help to Build' scheme.
- The council needs to make the process of registering for self-build as easy as possible to understand demand.
- A policy should be based on data from the register.
- Self-build could be considered on a major urban extension, on a lower density basis with flexibility over design and plot sizing. This could be addressed through a design code.
- Incentives need to be given to developers.
- The council should have a dedicated self-build team.
- The planning process should be streamlined for these schemes.
- Self-build homes are often of better quality and add more character to an area.
- The council should provide serviced self-build plots for sale on their land.
- The council needs to make self-build the centre of any plans.
- The new local plan should focus on allocating a number of small and medium sized sites for self and custom build rather than requiring larger sites to provide a proportion of self-build.
- A % based policy requiring self and custom build on large sites would not reflect where the demand is for plots.
- A policy requiring larger sites to accommodate a % of self-build plots makes the practical delivery of sites difficult in terms of construction phasing.
- If the council were minded to introduce a policy requiring a % of plots to be self-build, the wording must include a mechanism to enable the plot to be reverted to the developer if it does not sell.
- The local plan could set a target for each neighbourhood plan area to allocate small sites suitable for self-build based on evidence from the register.

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- Most self-build homeowners seek more tranquil locations than large construction sites.
 - A policy should be introduced akin to an exceptions policy to enable self-build schemes as an exception to other policies concerning the countryside.
 - Targets could be set for each Neighbourhood Plan area for self-build. This would encourage the allocation of small sites within or on the edge of villages for self-build homes.
 - Sites could be safeguarded in the local plan for self and custom build and released if the council is failing to meet its statutory obligations.
 - The current policy position of requiring an undefined proportion of self-build homes on larger sites has not had a tangible impact.
 - The plots counted in the council's self-build supply are unlikely to be specifically permissioned as self-build as required by the new LURA regulations.
 - Current supply is likely to be less than demand. The National and Custom and Self Build Association's analysis shows that demand is generally 64% higher than recorded in a self-build register.
 - This should focus more on local requirements rather than a general policy in the local plan. Smaller sites should be encouraged in towns and not smaller settlements. Smaller settlements should have smaller developments.
 - Existing requirements are sufficient. The council is already meeting its obligations for self and custom build and there is no need for alternative policy approaches such as a % based requirement on larger sites. This blanket approach would also fail to take account of where the demand is in the borough.
 - Self-build appears to be a way round existing planning policies allowing development in Green Belt towns and villages.
 - SADPD Policy HOU 3 'Self and Custom Build Dwellings' should be continued.
 - On site infrastructure on self-build sites may not be considered holistically and is delivered in a fragmented manner. Policy should ensure that site wide infrastructure strategies are prepared, approved and delivered.
 - Self-Build sites are exempt from Biodiversity Net Gain requirements.
 - Various sites submitted by stakeholders that could include self and custom build.

Q6g How could the new local plan support the development of community-led housing including small sites and exceptions sites?

- There is no merit for a policy in the new local plan on community-led rural exceptions sites given that the NPPF states that these sites are not allocated in the development plan, supports such proposals and sets clear criteria for them.
- The new local plan could set a specific housing target for neighbourhood plan areas that incorporate rural villages inset or within the Green Belt to allocate small sites of up to 1 ha in suitable locations where there is a demonstrable local need for housing and/or to sustain existing village services.
- The new local plan should require large sites to include land for community led housing, built by the developer for the community body.
- The new local plan should refer to the opportunity for communities to identify community-led housing schemes which can then be delivered through the planning process.
- This should be based on the level of demand from local communities and/or connected to the consideration of self-build plots and locations requested.
- No information has been provided on the council's performance on community led housing.
- The current plan to ensure that the local plan can support community-led housing and that sites ensure they have affordable housing provision, be adjacent to existing settlements, be proportionate and ensure they comply with local design codes and standards is adequate.
- The approach to on-site infrastructure delivery needs to be considered. There is a risk that this is not considered across the whole site and infrastructure is delivered in a fragmented manner. Policy needs to protect against this by ensuring that site-wide infrastructure strategies are secured.
- Sites should be genuinely community-led and not based on a parish council seeking to profit on land ownership with unproven need.
- The new local plan must ensure that parish councils are involved and are supportive of such projects. The council has previously proposed a housing scheme at Gawsorth which was not community-led.
- The council should work with local housing trusts and community organisations to access government funds such as DLUHC's community housing fund and advice from organisations such as Community Led Homes. The new local plan should include a statement supporting the concept subject to compliance with other Local Plan policies and planning regulations.

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- Sites for community-led housing should be limited to locations that are not normally supported for housing.
 - If community-led housing allocations are made in the new local plan this should not reduce the number of sites allocated for market housing.
 - Smaller sites are often surrounded by existing houses and the amenity of existing residents will need to be considered.
 - Policies for community-led housing should not relax other policies in the local plan including Green Belt.
 - Council-owned land should be sold at a reduced cost for community-led housing.
 - Exceptions sites should not be located adjacent to a town or village in the Green Belt when brownfield land is available in that settlement.

Q6h How could the local plan address the need for affordable housing? Should the same approach be used across Cheshire East?

- A new strategic housing market assessment is required to consider affordable housing needs, broken down into sub-areas.
- The need for affordable housing for NHS staff and other health and care providers within commuting distance of the communities they serve should be considered as part of a housing needs assessment.
- The council should engage with local NHS partners such as the local Integrated Care Board (ICB), NHS Trusts and other relevant Integrated Care System partners.
- Site selection and allocations should consider housing needs of NHS staff particularly close to large healthcare employers.
- The local plan should boost housing delivery – increasing the housing requirement above standard method levels will deliver a proportionately higher amount of affordable housing.
- Housing sites should be allocated in the new local plan which can deliver a policy compliant amount of affordable housing.
- Affordable housing targets should take account of the need within specific areas of Cheshire East to reflect more localised market areas and be based on viability evidence.
- Affordable housing thresholds must be robustly assessed, and policies include sufficient flexibility to ensure viability and deliverability on a site-by-site basis.

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- Viability information should be publicly assessed.
 - It is inappropriate to cap rental at 80% of local housing allowance on 100% affordable schemes, in comparison with properties delivered under SA106 which may be cross funded. The cap should be 80% of market rent on 100% affordable developments.
 - Sites of less than 10 dwellings should not be required to deliver affordable housing. However, this should not preclude the allocation of such sites in the local plan.
 - Developers fail to build the affordable homes they promise due to viability and this problem must be addressed.
 - Affordable housing can address social inequalities.
 - The council should work with social landlords to build small sites.
 - Minimum of 30% of all new housing should be affordable, pepper potted across sites.
 - Provision of affordable housing can inflate prices for market housing on sites and should be avoided.
 - A blanket assessment of the cost of an average house across the Borough should be calculated and the affordable housing based on this.
 - Mechanisms to stop land values being artificially raised should be considered.
 - Focus on brownfield development which is closer to public transport and infrastructure.
 - The affordable housing requirement could be increased where the site is within or, adjacent to an area of higher density living.
 - The current formula could be changed to require a proportion of affordable dwellings on small sites.
 - Restrict developments to affordable housing only or decrease larger properties within a development. Apartment blocks take up less ground than detached houses.
 - A less rigid approach should be taken to tenure mix, the quantum of lower cost housing should be increased.
 - Positive weight should be given to proposals that would deliver more affordable and low-cost homes.
 - Various sites submitted by stakeholders that could make provision for affordable housing.

Q6i How could the new local plan address the need for First Homes including exceptions sites? Should additional eligibility criteria for First Homes be introduced and should the same approach be used across Cheshire East?

- Evidence of the need for First Homes should be obtained for the Borough, including location to inform policy. Suitable eligibility requirements are needed.
- The new local plan will require a policy on First Homes which reflects national policy. If the council wishes to apply alternative proportion rates (currently 25% of the affordable housing to be provided on site) or alternative discounted price rates (currently 30% below market value) this will have to be evidenced through viability assessment.
- Universal policies across the Borough would not accommodate variances in different areas.
- First Homes should be a % of the affordable requirement and offer a higher discount than other affordable products.
- Additional financial eligibility criteria should be applied to avoid First Homes being occupied by couples with good incomes.
- The same criteria should be applied as affordable homes.
- First Homes should not be allowed outside settlement boundaries and in open countryside. Siting requirements should be the same as other forms of development.
- The policy should be flexible and not mandate requirements in locations where it is not appropriate or viable, include additional eligibility criteria, lower maximum income thresholds, include local connection tests or require a higher minimum discount.
- Eligibility should be by local cascade with priority given to residents of the settlement, then to surrounding villages and then to residents of Cheshire East.
- Even with a 30% discount, some homes will still be unaffordable to first time buyers. Greater discounts should be applied in areas with higher market prices and allow for the figure to be updated to reflect inflation.
- The requirement for First Homes should be incorporated into affordable housing requirements – the tenure split should be 65% affordable rent, 25% first homes and 10% shared ownership.
- First Homes should be delivered on council-owned sites.

- The plan should set out a hierarchy of preferred development locations for First Homes. These are ideally located in open countryside locations on the edge of settlements. The local plan should define what constitutes a proportionate development depending on settlement size.
- The policy should establish that market housing is acceptable on First Homes sites provided it is needed to make the overall development viable.
- It is preferable for First Homes to come forward as part of larger development sites rather than exception sites.

Q6j How could the new local plan encourage the provision of new homes through rural exceptions developments?

- They are exceptions to the local plan so they should not be encouraged by policy.
- A policy should be included in the local plan to ensure consistency with national policy. It should allow for an element of market housing to ensure that the scheme is viable.
- Exceptions sites create unnecessary risk to minerals safeguarding and place greater pressure on inadequate services.
- The local plan should safeguard against misuse of rural exceptions policies. Large houses will be unaffordable to most members of the local community.
- Deprivation of sites or buildings that contribute to agricultural viability should be avoided. Small developments of inappropriate design and location distant from services have already been approved.
- If sites of a suitable scale and design come forward and are supported by the local community, they should be approved.
- The council should work with parish councils in rural communities to undertake housing needs assessments to identify suitable land for such schemes.
- Areas of land could be allocated for this use in areas of rural need. Sites should be identified via community engagement.
- Developments that cause harm to the Green Belt or open countryside should be resisted.
- Rural exceptions sites need to be carefully controlled to ensure that the character of the area is not compromised, and a sustainable location is selected
- Brownfield sites should be considered first.
- Height and bulk of dwellings can harm the rural area.

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- Current cap of 10 dwellings creates difficulties in terms of the efficient use of land, securing the agreement of a landowner and access to grant funding. The current cap should be deleted/revisited to allow more flexibility. The scale of development should be justified by housing needs evidence and be proportionate in scale to the settlement to which the development relates.
 - The policy should provide more clarity on the definition of ‘adjacent to’ enabling developers and landowners to bring forward opportunities with greater certainty.
 - The policy should allow for exceptions schemes adjacent to all settlements and not just local service centres and other settlements.
 - Rural exception schemes bring a significantly lower level of profit for landowners and developers than market schemes but there must still be sufficient benefit to bring a site forward.
 - Small sites on the edges of settlements can provide affordable housing to meet the needs of existing and future residents, particularly young people who may be otherwise forced to move away.
 - Careful consideration should be given to infrastructure in rural areas. Even small developments can materially affect the capacity of rural infrastructure.

Q6k Should the local plan include wheelchair and accessibility standards and what proportion of new homes and specialist housing should comply with those standards?

- The PPG identifies that evidence will be needed if the council wishes to adopt the higher optional standards for accessible, adaptable and wheelchair homes, including future need, size, location, type and quality of homes needed, accessibility and adaptability of existing stock, how needs vary across different tenures and viability.
- The PPG identifies other requirements such as vulnerability to flooding, topography and other circumstances which make a site less suitable. Where step-free access is not viable, the optional requirements should not be applied.
- The government proposes to mandate the current M4(2) (accessible and adaptable housing) requirement as a minimum for new homes with M4(1) applying in exceptional circumstances. This will be subject to a further consultation on the technical details and implemented through building regulations. M4(3) (wheelchair users’ dwellings) will continue to apply as now – where there is a local planning policy in place and where need has been evidenced.
- The council should maintain a register of the number of people awaiting wheelchair accessible housing in individual settlements along with details of

their household profile and tenure type to help plan for the right homes to meet need.

- M4 compliant development increases costs and viability should be taken into account. This house type is not attractive to the general public.
- The policy should identify any exceptions
- All housing should meet national standards and build for life.
- Lifetime Homes and/or Building Regulations M4(2) 'accessible and adaptable dwellings' should be mandatory for all new dwellings.
- All new homes should be wheelchair accessible.
- All ground floor one and two bedroom dwellings should incorporate wheelchair and accessibility standards.
- The proportion of specialist accommodation within a community should be based on local need.
- Any policy should allow for updates/ amends to national standards.
- New developments should include housing for older people – for example 2-bedroom bungalows.
- Applications for large extensions to existing dwellings should be considered in terms of whether it would lead to the loss of affordable dwellings or remove housing suitable for older residents – for example adding first floor extensions to bungalows.
- The plan should include policies on the provision of adaptable homes and inclusion of accessibility standards to ensure the needs of those with disabilities are met and that older people can stay in their homes for longer.
- Over a fifth of the population of Cheshire East is aged 65 and over. The 'State of Ageing' report 2022 by the Centre for Ageing Better revealed that only 9% of homes have all four accessibility features that older people need: a W.C. at entrance level; a flush threshold to the W.C, sufficiently wide doorways and circulation space and a level access. These needs must be addressed.
- This should not be included in the local plan as it is dealt with by national policy and building regulations.
- Requirements should be viability tested and based on need per area not arbitrarily applied as a % across all new developments/ allocations.
- The proportion of homes meeting the standard should be based on evidence of local need.
- The policy should be updated to reflect current standards.

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- Accessibility standards should also be included in parking standards, width of pavements etc.

Q6l Should the next local plan require all new homes to meet the nationally described space standard and, if not, why?

- Robust evidence will be needed to introduce the NDSS on the need for the standards and development viability. If the government had expected all properties to be built to NDSS they would have made the requirement mandatory, not optional.
- The standard should be met as a minimum or exceeded by local standards.
- Outdoor space standards should be considered, including garden sizes.
- The number of parking spaces required per house should be increased.
- UK housing standards are below that of other countries in the developed world.
- Space for homeworking should be considered.
- Office buildings being converted to residential uses should adhere to the NDSS.
- The policy could set out exceptions where a lower standard might be accepted, for example conversion of listed buildings, brownfield sites, small sites or for viability reasons.
- Space standards should not be included in the local plan.
- The standards do not go far enough in terms of insulation levels, pedestrian neighbourhoods etc.
- Rigid adherence to space standards could exclude smaller homes from the market. This could reduce affordability and force those who want to live in a smaller home further away from centres. This increases commuting distances and is contrary to the council's net zero objectives.
- The policy should confirm what forms of development it will apply to. There is a new housing product called co-living where residents have access to shared facilities such as large-scale dining, amenity and recreation spaces to offset smaller individual units which may be smaller than the sizes specified in the NDSS.

Q6m How could the council meet future needs for pitches for Gypsies and Travellers and plots for Travelling Showpeople?

- The new local plan should be informed by an up-to-date assessment of need for the different types of sites for Gypsies and Travellers.

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- The new local plan should aim to meet need via existing supply or allocated sites and a criteria-based policy.
 - Sufficient sites should be made available to meet five-year supply requirements.
 - Sufficient sites must be provided to reduce unauthorised sites and encampments and ensure that the local authority can move travellers from unauthorised sites.
 - There should be a focus on brownfield sites and sites with good access to local services, including education and other public services.
 - Sites should be designed in consultation with local people.
 - Traveller sites should be provided with facilities to recycle waste.
 - Traveller sites should be subject to a charge to cover the cost of maintaining them and to encourage users to leave sites as they found them for fellow travellers.
 - There should be a review of the existing allocated sites to ensure that sufficient sites are being provided for Gypsies and Travellers.
 - The existing allocation at SADPD Site TS 1 'Knutsford Lorry Park' should be reviewed. An alternative site should be found as it is next door to a waste disposal centre and there is no buffer between it and the allocated site.
 - SADPD Site TS 1 'Knutsford Lorry Park' could be put to better uses including the expansion of the household waste recycling centre, the provision of a clubhouse and parking for an enhanced sports provision for the adjacent open space.
 - Increased provision could be made for travelling showpeople at SADPD Site TS 2 Firs Farm, Brereton by increasing the number of plots from 10 to 13.

Q6n Have we identified the correct housing issues for the local plan to address? Are there any other matters related to homes for everyone that the new local plan should consider?

- The housing issues will need to be revisited once the new government has set out its approach to housing.
- There is a need to integrate land use planning with transport planning to reduce the need to travel.
- The Infrastructure Delivery Plan should be integrated into the new Local Plan so that infrastructure is available before people move into a new home, including medical, dental, education, utilities, transport and employment provision.

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- Provision of transport infrastructure to alleviate increased traffic from planned developments.
 - Urban regeneration is needed, curbing urban sprawl.
 - Green Belt Review should be avoided.
 - A brownfield first approach should be taken to meeting housing needs.
 - A mix of site sizes will be needed.
 - The Strategic Green Gap should be reviewed in order to meet housing needs.
 - The plan should enable edge of settlement sites to come forwards.
 - The new local plan must provide an appropriate level of housing to boost supply and contribute to the government's objective of delivering 300,000 new homes a year.
 - Infill opportunities in sustainable locations should be supported.
 - The new local plan should consider the case for new sustainable communities which could accommodate a significant proportion of the development requirements of the Borough. Large scale development can deliver significant benefits above those achieved on smaller scale sites.
 - Any density policy needs careful consideration, this is intrinsically linked with design codes.
 - Adequacy of car parking provision for occupiers and visitors needs to be considered.
 - Site wide infrastructure such as District Heat Networks, solar and other measures should be incorporated into new developments.
 - Residential uses can play a positive role in town centres. However, these should be well located and complementary to commercial assets to avoid them being compromised by residential uses. The agent of change principle should be included within the new local plan.
 - Alongside an increased target of 20% Biodiversity Net Gain, new developments must give residents increased access to greenspace including trees. All developments in Cheshire East should include tree lined streets and aim to provide a minimum of 30% tree canopy cover. Existing developments should be brought up to the England wide average of 16% tree canopy cover if they are below that.
 - Presumption against development on land that is not previously developed unless there is no alternative, it meets local need and meets sustainable criteria.

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- Existing settlements must retain separate identities and should not be allowed to sprawl over surrounding green spaces.
 - Agricultural land must not be developed.
 - Unnecessary development costs should not be added which push up the price of homes.
 - Retrospective applications should not be allowed unless very special circumstances can be proven. There should be rigorous enforcement action taken against unauthorised developments to demolish them or return them to their previous state.
 - Sites included in housing supply will have to be reviewed to ensure that they are suitable, available and deliverable. If they are not, they should be removed from supply.
 - Sites allocated in the LPS/ SADPD should be reconsidered/ reviewed for allocation in the new plan.
 - Benefits of a Nantwich South by-pass should be considered
 - Any windfall allowances used in the new plan will need to be robustly evidenced.
 - A design code is needed.
 - The plan will need to reflect updated regulations and guidance such as the Future Homes and Building Standard which will mean that domestic properties must have 75-80% lower carbon emissions.
 - The design of new housing will need to consider use of water resources, reduce demand for water and increasing water efficiency.

Chapter 7: Town centres and retail

Q7a Have we identified the correct town centres issues for the new local plan to address? Are there any other issues that the new local plan should consider?

- There is a surplus of retail units and office space in town centres, and some areas could be re-purposed for residential uses. Residential uses should be encouraged in town centres, subject to consideration against the agent of change principle.
- Leisure, entertainment and social uses are particularly important for ensuring the vitality of town centre, as well as recreation and new experiences.
- Need to make sure there is a balance between the daytime and nighttime economy.

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- Introduction of new uses into the town centre must be done carefully to avoid tension between uses (e.g. between residents and nightlife). Consolidating town centre boundaries to concentrate town centre uses in a smaller area may help.
 - The areas of town centres in which town centre policies apply should be reduced.
 - The plan should discourage the use of edge of town sites for retail and other main town centre uses.
 - Uses that do not contribute to the vitality of town centres should be restricted, such as care homes and hospitals.
 - There should be disincentives to building owners who leave their properties empty, whilst encouraging community 'meanwhile' uses.
 - Permitting out of town shopping areas with free parking has exacerbated the number of empty shops within town centres.
 - Town centres with car dominated roads can be unsafe to walk and cycle, inaccessible to those with mobility issues, have poor air quality and be unattractive to people. Ample parking within town centres encourages travel by private car and a failure to disincentivise car use makes roads even busier, dissuading people to walk and cycle even further.
 - There should be support for improvements to walking and cycling infrastructure and public transport.
 - Centres need adequate parking provision, and the plan should recognise that parking charges can significantly impact on local businesses, community spaces, town centre services and nearby streets.
 - There needs to be more installations of electric vehicle charging points in town centres.
 - Open spaces, greening and improved public realm will help to support town centres. There is a need for significant improvement of the public realm, removing street clutter, enhancing local character, promoting staying in centres for longer, and making sure that spaces are accessible and multi-use.
 - Greening of the public realm can make an important contribution to climate resilience and should be linked to opportunities for the sustainable management of surface water.
 - There are opportunities to enhance existing greenspaces/active travel routes and create new as part of development sites.
 - Open Mosaic Habitat (OMH) is often found on brownfield sites. If present on site, the Statutory Biodiversity Metric requires it to be replaced 'like for like', and development of brownfield sites may result in deficit of OMH with a

shortage of supply nationally. In exceptional circumstances, a greater enhancement of biodiversity can be agreed instead, but innovative on site solutions such as inclusion of green roofs and creation of OMH can assist.

- There should be a masterplan for each town and local centre to properly manage their futures.
- The local plan should set the framework for regeneration schemes in the major towns.
- There should be a robust application of the town centre first approach.
- The requirements of neighbourhood plans should be given priority and respected.
- As there will be an overhaul of the planning system, it is pre-emptive to assume that the town centre first policy will continue.
- There should be a policy for the design of shop fronts, signage and security in the borough design guide and in neighbourhood plans as required. The identity of centres should be protected with strong policies to ensure that development is in keeping and compliant with design codes.
- Policies should encourage multi-use space so that buildings can be easily adapted to the centre's needs for retail, office, hospitality or recreation.
- Different land uses need to be considered in new local plan policies to reflect the changing nature of our town centres.
- The plan could identify smaller local centres/shopping parades as well as town centres.
- Strategic site allocations (such as site LPS 33 'North Cheshire Growth Village') should provide suitable facilities for main town centre uses.
- Class E and Sui Generis uses on new housing estates should be subject to town centre first policies.
- Settlement boundaries should be revised to encourage residential development.
- The town centres issues identified sound like 15 minute cities by stealth, and this is social engineering.
- Provision for additional food retail should be identified within Alderley Edge, Alsager, Congleton, Crewe (north and south), Handforth, Holmes Chapel, Knutsford, Macclesfield (north and south), Middlewich, Nantwich, Poynton, Sandbach and Wilmslow as a particular operator has requirements for stores in these locations and they will improve the available food retail provision, retain increased trade within settlements and create a significant number of jobs.

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- Crewe needs better links between retail parks and the town centre. The council should use fiscal measures to attract businesses to the town centre, remove parking charges to attract footfall and co-ordinate the opening of the Market Hall and The Lyceum.
 - The Co-op, public house, hairdressers and nursery located on Parkers Road in Crewe should be identified as a small neighbourhood centre in the local plan. An urban extension in the northwest Crewe area should be identified as a proposed local centre.
 - Many investments in Macclesfield town centre have been abandoned and it now has many vacant retail units. Support should be given to the introduction of alternative main town centre uses in Macclesfield town centre, including leisure, off and beverage, professional services and medical uses. There should be a presumption in favour of large scale high density residential development within the town centre, such as at the former M&S building, Nationwide Building Society, Duke Street/Churchill Way/Jordangate car parks, the post office site, police station, and Natwest offices. Consideration should be given to consolidating the areas covered by the retail core and primary shopping areas as a tool to enable redevelopment opportunities.
 - Many public facilities in Macclesfield town centre are difficult to access on foot or by public transport and have little or no car parking, such as West Park Museum, the library, the tourist information centre and Macclesfield Town Hall. A large sum of money needs to be spent on West Park Museum to bring it up to modern standards. Many facilities in Macclesfield library and town hall are at first floor level, making access difficult, despite the lifts. Views to the Peak District foothills need to be opened up from the town. Regeneration of Macclesfield town centre should include a large municipal development, including a new museum, library, multiscreen cinema and a café with a view – located between Mill Street and the southern section of Queen Victoria Street, close to the railway station, bus station, car parks and with views to the hills.
 - The pavements on King Street in Knutsford are too narrow. It should be pedestrianised or at least closed to traffic at weekends. Measures to support the balancing of retail provision in Knutsford would be welcomed, for example there is an abundance of some uses (e.g. hairdressers) and a lack of others (e.g. affordable clothing). Development of the town centre car parks for mixed uses (without loss of parking spaces) would increase the number of town centre residents and encourage more retail uses.
 - Consideration should be given to the pedestrianisation of Hospital Street and Pillory Street in Nantwich. Park and ride car parks could be created on the outskirts of Nantwich to reduce pressure on the existing car parks.
 - Parking charges in Poynton will drive shoppers to out of town shopping centres.
 - In Wilmslow, there should be support for increasing the number of people living in the town centre, maintaining a local character to shop fronts (especially in Grove Street), reducing the number of HGVs traveling through

the centre, provision of a multi-storey car park at Broadway, Meadow, conversion of offices to apartments, increasing the number of trees, and improving provision for young people.

- A long-term management plan is needed to reduce the amount of through-traffic; need to build on the work undertaken through the vitality plan; need to support specific brownfield sites identified in the Wilmslow Neighbourhood Plan; provide starter homes within the town centre; support the creation of a regeneration framework for Wilmslow; inform a zoning strategy to help strengthen core areas and related activities.
- There is no vitality plan for Holmes Chapel and the plans are not relevant as it is a local service centre. Town centre vitality cannot be looked at in isolation and is subject to many factors, including availability of car parking.
- The small Asda shop, vets, car garage and children's soft play centre at Newcastle Road, Shavington should be identified as a small neighbourhood centre in the local plan.

Q7b Have we identified the correct retailing issues for the local plan to address? Are there any other issues that the local plan should consider?

- When considering the scale of new development in settlements, the retail evidence base should calculate the additional expenditure that would be generated by a range of new population forecasts for each settlement to determine if this would have a positive impact of each centre.
- Where centres are not performing strongly, then investment in those centres plus significant new larger scale housing in the wider area would assist.
- Town centre parking charges encourage people to visit out of town retail parks with free parking.
- Town centre uses that could lead to late night noise may affect residents, particularly in smaller centres.
- It is important to recognise the importance of neighbourhood parades of shops, enabling people to access everyday services and reducing the need to travel.
- The current policy framework fails to support retail or leisure facilities to serve the strategic allocations as these are not identified in the retail hierarchy.
- Applications for retail in new neighbourhoods should be resisted, other than for convenience stores/services.
- Proposals to create large out of town retail facilities should be strongly resisted. Stopping out of town retail parks would help town centre regeneration.

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- The local thresholds for the impact assessment should be reconsidered to ensure that they are set to reflect the type of offer that would genuinely affect shopping patterns.
 - Policies and decisions must robustly defend the town centre first approach through sequential assessment and impact tests.
 - As there will be an overhaul of the planning system, it is pre-emptive to assume that the town centre first policy will continue.
 - Provision for additional food retail should be identified within Alderley Edge, Alsager, Congleton, Crewe (north and south), Handforth, Holmes Chapel, Knutsford, Macclesfield (north and south), Middlewich, Nantwich, Poynton, Sandbach and Wilmslow as a particular operator has requirements for stores in these locations and they will improve the available food retail provision, retain increased trade within settlements and create a significant number of jobs.
 - The plan should encourage indoor sports and education uses.
 - The local plan should encourage the sale of affordable locally grown and made products and discourage the sale of items harmful to the environment.
 - The plan should allow concerns with parking and anti-social behaviour to be considered when considering applications for fast food takeaways
 - A number of particular sites submitted, if developed, have the potential to generate additional expenditure to support various neighbourhood parades of shops/local centres/town centres.
 - In Macclesfield, the retail parks could be linked with the town centre to encourage people to use both and catch a bus between the retail parks and town centre. Planning applications should be in keeping with the town's character and developers should show commitment to keeping the town clean, tidy and pretty. Particular developers have left certain areas very untidy. The plan could incorporate the Shop Front Guide produced by Macclesfield Town Council/
 - Wilmslow needs a permanent market/foodhall. The plan should support the Chapel Lane local urban centre with independent retailers. Active travel initiatives would improve links to the town centre.

Q7c Are there any other matters related to town centres and retail that the new local plan should consider?

- Residential properties should not be permitted between retail and commercial units, there should be a masterplan for each centre that defines the areas most suited to each type of use.

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- The plan should seek an appropriate balance to encourage investment in town centre uses, but also allows other appropriate uses such as housing to support active uses and vitality.
 - There needs to be flexibility and innovative proposals to enable viability and deliverability of brownfield and redevelopment sites in town centres.
 - Need to support new convenient parking and charging strategies to support town centres.
 - The plan needs to inform a zoning strategy the help strengthen core areas and related activities.
 - The judicious management of traffic and parking is critical to successful town centres.
 - Policy should expressly support the implementation of town centre masterplans produced by town/parish councils or guided by neighbourhood plans, and secure developer contributions for their implementation.
 - The 2,500 sq.m threshold for the impact test set in national policy is appropriate and a lower threshold is not necessary.
 - Need to consider the links between town centres and out of town centres.
 - The local plan should look to deliver active travel routes from surrounding villages to town centres.
 - The plan should contain a policy that supports Class F development for small local shops within or adjacent to settlements.
 - Consideration should be given to delivering Class F local shops within larger residential allocations.
 - There needs to be flexibility and innovative proposals to enable viability and deliverability of schemes in Macclesfield town centre.
 - There is presently no safe active travel route from Gawsorth to Macclesfield.
 - A thriving Saturday morning market outside Macclesfield Town Hall would be an asset and showcase the town.
 - The Knutsford Town Centre Masterplan will identify solutions to issues such as parking provision, pedestrian accessibility and public realms. Policy should support its implementation and secure development contributions.
 - The new plan will need to address the need for additional convenience floorspace in Knutsford and allocate a suitable site to deliver the evidenced need.

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- Wilmslow has various competing parking demands from local shopping, leisure, commuting and workplace-related needs.

Chapter 8: Jobs, skills and economy

Q8a How can the local plan support new and existing businesses?

- Not CEC's job to decide on these matters.
- Job growth is less than predicted in the Local Plan Strategy – sites should be re-allocated for non-employment uses.
- There hasn't been a survey of employment site vacancies.
- Harness the possibilities of digital connectivity and support the creation of local enterprises.
- Homeworking should be discussed.
- Make transport infrastructure accommodating to increased footfall in the centre of Nantwich including a tram network connecting Nantwich with Crewe, Leighton and surrounding areas, promoting pedestrianisation in the town centre (Hospital and Pillory Street) and providing out of town park and ride facilities.
- Support new and existing business within town centres that could provide for a wide range of flexible employment opportunities across a number of sectors.
- Recognise the opportunities presented by town centres to support the introduction of footfall generative uses.
- Radbroke Hall should remain allocated for employment use and policy should acknowledge the potential need for further development proposals to come forward.
- Explore options to better serve the borough's large rural employment campuses by public transport.
- Make sure there is a balance between housing and commercial/retail/business so that the level of housing does not outgrow the ability for that housing to be properly serviced thus causing residents to travel away for the settlement or put pressure on already stretched services.
- Encourage small start-up units.
- Provide greater flexibility on planning constraints in buildings such as historic mills used for modern businesses.
- Assist with parking provision and planning for businesses.

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- Encourage bus services aimed at business areas.
 - Retain the principle of Policy EG 3 to safeguard sites for employment uses.
 - A pro-growth strategy is welcomed that seeks to further strengthen the Cheshire East economy and help encourage further growth and investment to sustain the significant number of jobs and businesses located outside of the major towns and higher order settlements, which form a very important part of the wider economy.
 - Seek to raise levels of economic growth in Cheshire East whilst addressing deprivation and further enhance skills and training.
 - Undertake a review of the quantitative supply of employment land and a qualitative analysis of the remaining employment land supply and the quality of the building stock that is available, especially for logistics, general industrial and light industrial uses.
 - Identify measures to maintain and enhance existing employment areas and identify a supply of additional land to capture the pent up demand in the market.
 - Continue to identify key employment sectors and name check specific locations/major firms that are important for employment across the area. Identify their enhancement as a specific objective.
 - Cheshire Green Employment Park and Wardle Industrial Estate should be identified as a strategic employment area or similar to have a degree of policy protection for employment purposes.
 - Allocate an appropriate amount of employment land in the right locations to serve different sectors and different types of occupiers.
 - Strategic logistics needs shouldn't be satisfied at the expense of adequate provision and distribution of employment land across the Borough including in the western and south-western areas, which have a number of important settlements but also a significant rural hinterland supporting a large proportion of the jobs in Cheshire East
 - Market evidence indicates that further large scale 'shed' development will be needed for logistics but there will also be a requirement for smaller to medium logistics or light industrial sites with an element of logistics where a motorway location is not a prerequisite.
 - Undertake the employment land review and employment land forecasting evidence on the basis that a further uplift for e-commerce and larger scale logistics users is applied to the headline employment land requirement. This is in order to provide an adequate buffer for the general employment land supply.

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- Consider a range of metrics for the evidence base including economic forecasting and a range of growth scenarios to assess the implications for the plan in addition to using historic land take-up data to establish if site delivery has been constrained, and if so, why. Engage with the market including the property industry and consult on the evidence base.
 - The needs of the businesses to adapt and respond to the market needs to be reflected in positive growth policies – growth is constrained by restrictive Green Belt and open countryside policies.
 - Allocate enough high quality employment land in locations that are attractive to the market, as well as sustainable in planning terms, and are deliverable.
 - Have policies that allow for the expansion of existing businesses, including on adjoining land, even if that is outside of a settlement boundary.
 - Have a positive policy environment for rural business, especially for small scale young businesses looking to expand.
 - Continue to support Alderley Park (Site LPS 61).
 - Reinforce the importance of the North Cheshire Science Corridor by keeping it as a key strand of its objectives for enterprise and growth and for it to sit at the core of the Borough's economic strategy generally.
 - Allocate a sufficient amount of housing land in and on the edge of sustainable centres to support economic growth across the borough.
 - Promote economic growth and support new and existing businesses.
 - Identify sites for Lidl.
 - Recognise the role that retail operations have in creating employment and developing skills which benefit the economy.
 - Convey stability, be consistent in its policies whilst ensuring they are updated, recognise the need for consistency that many businesses prefer, as do many of the communities that they serve, with which they interact and where they are located.
 - The quarrying industry in the borough makes a significant contribution to the local and national economy, for example Sibelco, Tarmac and Bathgate.
 - Reflect the importance of the minerals industry supplying nationally important minerals in the borough and to the wider economy whilst contributing significantly to the council through business rates.
 - Make sure business facilities are located in appropriate locations, in accordance with neighbourhood plans.

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- The location of any industrial units must consider the suitability of the local road network specifically in relation to the existing safety of roads.
 - Provide new suitable employment space in areas of highest demand and areas in close to successful businesses currently operating in the district.
 - Regarding past take up, losses, and jobs growth information, the potential future requirement could be between 457ha and 476ha (2023 to 2043), depending on the choice of appropriate margin. Based on current take-up by use class, about 56% of this requirement should be suitable for mixed use employment (including B8), and at least 14% for B8. Up to 45% of the requirement could be needed in Crewe, equating to a need for 205.61ha and 214ha. A future requirement based on the proportions in the current local plan would result in a much more conservative requirement of 82ha to 86ha, in Crewe.
 - Set an ambitious housing requirement figure and provide the right type of homes in the right locations for workers in the key industries (for example bioscience).
 - High quality housing developments on accessible sites in Macclesfield can support the regeneration of the town centre.
 - Address connectivity in terms of road quality and public transport.
 - Allocate a substantial amount of employment floorspace (linked to population growth and housing needs) to continue supporting the economy and create locally based jobs for existing and future residents.
 - Employment floorspace should be sustainably located, close to settlements and key highways infrastructure, and co-located with future residents, to encourage walking and cycling to employment opportunities.
 - Make sure enough land is available for the current range of employment types and for new and expanding businesses.
 - Sites LPS 39, LPS 40 and LPS 41 should be considered in identifying land requirements in the new local plan.
 - The percentage of affordable homes, starter homes and specialist homes for the ageing population will provide conditions for sustained economic growth.
 - Undertake a new employment land review to identify unmet and future needs, including a focus on rural community needs.
 - Set out a clear strategy to meet the needs of the rural economy and to support the expansion and diversification of existing, successful businesses. This should include permissive individual policies through specific allocation-type policies for individual sites and in relation to Green Belt policy.
 - Developers should employ a percentage of the workforce from local people.

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- A supply of employment land that responds to business needs is an important consideration.
 - Continue to recognise the important role that Crewe plays as an attractor of investment, reflecting the advantages it has by way of its connectivity and the opportunity to maintain its growth momentum.
 - Continue to recognise the important relationship between economic investment and the availability of labour. housing and employment policies should be sufficiently inter-linked to make sure that the planned provision for housing supports, as opposed to constrains, the authority to continue to support new and existing businesses.
 - The role of existing developed employment sites in the countryside should be recognised and supported not just in terms of supporting existing businesses that already operate from those sites but also to recognise that they can play a role in supporting new businesses who are looking to locate there.
 - Existing policies take an overly restrictive approach, in the context of previously developed land and well established existing employment locations, to largely support the expansion of existing businesses or otherwise apply the subjective assessment of whether those businesses need to be located in a rural area.
 - Provide a range of policies and site allocations that support a wide range of sectors that generate jobs, provide skills and help to grow the local economy. Base this on a review of the employment land supply and its suitability and viability.
 - The policies and site allocations should cover office, industrial, logistics, retail, hotels, leisure, tourism, agri-tech, science, research and development, knowledge sector, and medical facilities.
 - Topic papers and authority monitoring reports should quantify the amount of employment land that remains in each settlement and how this compares to employment development take-up in PG 6.
 - All employment needs should be met in a single plan and a range of strategic and small employment allocations identified instead of a broad distribution/need strategy and allowing subsequent plans to mop up the requirement.
 - The Topic Paper identifies (¶2.8) that larger enterprises account for 0.4% of Cheshire East's total businesses, lower than the 1.5% national average, suggesting that a range of small and medium sized employment sites identified across all settlements as well as strategic employment allocation should play an important part in meeting the needs of local businesses across the Borough.
 - Recognise the important role that quality indoor sports and leisure facilities can play alongside outdoor facilities in supporting the rural economy.

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- Continue to support the delivery of exiting LPS allocations, such as land to the west of Pendleton Way (Wilmslow Business Park) for employment use.
 - There is a need for the strategic location of new employment allocations close to the motorway network to provide sustainable and highly accessible employment areas that attract investment and new business and allow for the expansion of the economy.
 - There is a significant shortfall of employment land development and a growing trend of net job losses.
 - The existing allocations should be reviewed to understand why some have been slow to come forward for development and if there is a realistic prospect that they will be developed in the future. This will determine how many additional employment sites need to be allocated and in what location.
 - There should be suitable space for start-up companies and more sites allocated for B2 and B8 uses.
 - Capricorn Park (LPS 53) should remain allocated for employment use to achieve balanced growth and create a sustainable community. The site would support new businesses looking for purpose-built facilities, and existing businesses looking to move/expand operations.
 - Be clear the requirement to deliver a suitable amount of employment land to enable the Borough to meet ambitious and sustainable growth targets, and to keep up with recent housing growth
 - Support people travelling to and from places of business.
 - Make environments more attractive, promoting high footfall, which boosts visitors and supports businesses.
 - Have strategies to promote local business in the borough as well as in town centres.

Q8b Are there any sectors that borough does not currently make provision for, and should? If so, please expand on your answer.

- Already doing too much.
- Inadequate entertainment facilities in Macclesfield.
- Reflect the change in working practices in the design/layout of homes – include office/study space for example.
- IT hubs for small communities, particularly rural and semi-rural.
- Consider small businesses, home working, rural businesses and carry out rural proofing.

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- Indoor sports facilities.
 - There is a deficit of meeting space and remote office/co-working space for home workers looking to rent a desk/meeting venue for short periods.
 - Refer to the value of the third/voluntary sector and include policy providing for community and other facilities used by this sector.
 - The logistics sector is crucial to the functioning of the country and needs considered and evidenced based attention, probably on a regional scale.
 - It is important that the Council does not underplay the value of the minerals industry to the local and national economy.
 - Need policy provisions for businesses that support the boating industries and water related tourism and are tied geographically to locations adjacent or close to canal corridors or waterspaces.
 - Provide sufficient lower cost housing for lesser skilled employees to reduce the need to travel.
 - The borough does not have major stake in the energy generation sector. Solar PV is space hungry, given the demise of the HS2 project there may be brownfield land in Crewe appropriate for quick win solar PV development.
 - Crewe has significant assets and strengths that can be built on to contribute to its regeneration in its economic base. A 'plan B' needs to be defined to the investment in HS2 and investigate how Crewe can build on the two assets of Bentley and its rail hub.
 - Recognise the economic benefit of the film and creative media industry and how much of a key part it could play in the Cheshire East economy.
 - Recognise the important role that quality indoor sports and leisure facilities can play alongside outdoor facilities in supporting the local rural economy through construction and quality jobs.
 - Make provision for commercial uses in the context of use class E. This would avoid narrowly defining specific commercial uses, create broader categories and allow for adaptability as business needs evolve.
 - Consider the latest needs of the market and support the transition to modern ways of working, taking account of emerging land use requirements and changing working patterns.
 - Make sure there is enough provision of employment sites for the future, but not just for warehousing.
 - Needs to be strategies to promote local businesses in the borough and in the town centres.

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- Local transport needs to be improved to support travel to work and active travel.
 - Sites have been submitted to support deliver employment development.

Q8c What approaches can the local plan take to support the green economy?

- Leave out ‘bringing together stakeholders to act collectively in partnership’.
- Support solar panels on warehouse roofs, car park and commercial buildings, but not on fields.
- Become a leader in achieving green economy goals.
- Make sure that the green option is the cheapest.
- Support green energy proposals on existing or proposed employment and give significant weight to the wider benefits of green energy on the planning process.
- Invest in improvements to public transport services to serve existing and new employment sites to encourage sustainable methods of commuting. More buses, more links between buses and train stations, and more train links to cities.
- Streamline the planning application process to avoid delays and potential problems with the funding authority where decarbonisation schemes have been awarded grant funding.
- Set up a unit to provide advice on decarbonising all public buildings.
- Be cautious in providing to select industries/parts of the economy - there should not be an express policy promoting the green economy over other aspects of the local economy.
- Facilitate dialogue with relevant stakeholders to make sure access to the grid is not constrained, as access to the grid is a restricting factor for industry to deliver renewable energy schemes, particularly in rural areas.
- Set an ambitious housing requirement figure and provide the right type of homes in the right locations for workers in the key industries (for example bioscience).
- High quality housing developments on accessible sites in Macclesfield can support the regeneration of the town centre.
- Review policies for infrastructure, and Cheshire East operations and buildings.

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- Encourage higher skill employment and start-up hi-tech companies through appropriate sites and incentives to create/locate their businesses in the borough.
 - There is no obvious sector in which the green economy is uniquely placed, for example coastal site for offshore wind/wave generation, an attractive site for modular nuclear reactors. The hot water resources beneath Crewe are one source that might contribute to local carbon neutrality but overall, our best contribution may be contribution to the national agenda.
 - Support, recognition of the importance of and the identification of broad areas for agri-tech, modern methods of farming and renewable energy solutions (including battery storage).
 - Support for the green economy being a key sector for growth and for specific sites to be identified.
 - Support for the council's commitment to becoming a carbon neutral borough by 2045, which should be reflected in appropriate policies and allocations for employment led development.
 - More modern employment led development can result in a reduction in trip rates due to changing working practices and methods, to the benefit of the green economy.
 - Policies supporting green infrastructure makes sure that there is investment in green infrastructure, which relies on elements of the green economy to deliver sustainable improvements.
 - The initiatives set out in the issues paper should be taken forward to support the green economy.
 - Biosolar roofs can help sustain the green economy and support the natural environment utilising rooftop space for green energy and biodiversity simultaneously.
 - Sites have been submitted to support the green economy.

Q8d How should the local plan address the future need for logistics?

- It shouldn't.
- Provide a decent transport infrastructure.
- Reduce congestion in Macclesfield.
- There should be no further logistics centres in the borough as there are logistic hubs close to the borough boundary at Winsford Gateway and Trafford Park, and they contribute to congestion and pollution.
- Lobby to reinstate HS2 and the benefits for Crewe and the surrounding area.

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- Consumers should be incentivised to purchase locally.
 - Support planning arrangements for last mile delivery but they should not be Green Belt exceptions. Provision of local secure drop off delivery sites should be encouraged.
 - Logistics sites should be located close to the motorway network to minimise the volume of traffic on local roads and should not result in an increase in traffic through towns and villages.
 - The need for logistics allocations should be objectively assessed.
 - Strategic logistics requirements should not be met at the expense of adequate provision and distribution of employment land across the borough. This includes the western and south-western areas, which have a number of important settlements and a significant rural hinterland supporting a large proportion of the jobs in Cheshire East.
 - There is market evidence indicating that further large scale 'shed' development will be required but there will also be a requirement for smaller to medium logistics or light industrial sites with an element of logistics where a motorway location is not a prerequisite.
 - Undertake the employment land review and employment land forecasting evidence on the basis that a further uplift for e-commerce and larger scale logistics users is applied to the headline employment land requirement. This is in order to provide an adequate buffer for the general employment land supply.
 - Make sure there is an adequate distribution of employment land in the south and west and allocate sites of sufficient scale to provide meaningful socioeconomic benefits.
 - A range of metrics should be considered in the evidence base. This should include economic forecasting and a range of growth scenarios to assess the implications for the plan in addition to using historic land take-up data to establish if site delivery has been constrained, and if so, why.
 - The market and property industry more generally should be engaged with the evidence base and consulted on the methodology.
 - The logistics sector is crucial to the functioning of the country and should be considered on a regional scale.
 - The borough offers an important intermodal facility based upon the existing transport infrastructure. Unfortunately, the road network has been poorly maintained and needs investment, which is counterproductive to the Council's aspirations.
 - Encourage the use of rail transport to dedicated hubs where road transport could take the goods the last 30 or so miles.

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- Meet the need for a motorway service area through site allocation.
 - Allocate significant levels of employment land that can access all road and rail infrastructure and be located close to major settlements such as Crewe to make sure employees can travel sustainably.
 - Allocate sites for B8 uses.
 - Improve the east west road connections in the north of the borough to provide better linkage with the M6 corridor.
 - The major transformation in logistics to meet decarbonisation objectives is trunk haulage in which the diesel road haulage predominates.
 - Crewe could play a role in relation to a rail-based logistics hub for the northwest.
 - Improve the A537 that runs east towards Macclesfield from the Monks Heath traffic lights.
 - Need a detailed assessment that looks at national, regional and local trends, with significant weight given to the specific locational requirements of the logistics industry. Base the key considerations and site selection criteria on:
 - proximity to major junctions or interchanges
 - drive times to large local population and commercial centres (within and outside Cheshire East boundaries)
 - Ability for site (or wider landholdings in the same ownership) to accommodate suitable landscape mitigation/screening, BVNG and wider environmental benefits
 - Support maximising sites that have all the key locational attributes for logistics development and encourage national, regional and local distribution hubs in key strategic locations to react to the modern market.
 - Reflect modern working practices and changes in demand in the logistics market to encourage the highly skilled jobs and additional investment they can bring.
 - Promote solutions to mitigate the impact on the environment through light vans, e-cargo bikes and other vehicles – this needs good transport/cycle links and the promotion of active travel.
 - Sites have been submitted to support the future need for logistics.

Q8e How can this be balanced with the need to minimise negative impacts on the environment and the transport network?

- There should be no further logistics centres beyond the extension already planned to the Midpoint 18.

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- Encourage distribution companies to collaborate in the development of local drop off delivery sites.
 - Through stringent site selection criteria and careful assessment of proposals.
 - Sites should be close to motorways as excellent accessibility is needed.
 - Consider existing locations outside Cheshire East.
 - Proper investment in the transport network, including straightening roads.
 - Strategic employment schemes of a significant scale are able to deliver new infrastructure requirements to mitigate the impact upon environment and transport network.
 - Meet the need for a motorway service area through site allocation.
 - Allocate significant levels of employment land that can access all road and rail infrastructure and be located close to major settlements such as Crewe to make sure employees can travel sustainably.
 - Implement the strategies in ¶8.6 of the topic paper.
 - Identify opportunities adjacent to and accessible from the strategic road network and where the movement of freight can be minimised, for example close to Manchester Airport and other hubs.
 - Locate logistics allocations close to major arterial routes and motorway junctions that are otherwise relatively unconstrained by neighbouring land uses, for example residential areas.
 - Deliver logistics sites in sustainable locations.
 - Make sure there are enough local logistics sites.
 - Promote solutions to mitigate the impact on the environment through light vans, e-cargo bikes and other vehicles – this needs good transport/cycle links and the promotion of active travel.
 - Sites have been put forward to minimise negative impacts on the environment and the transport network.

Q8f **What evidence is needed to support appropriate planning policies?**

- The support of all council taxpayers, cost benefit analyses, alternative options (for example reducing council tax and not getting into debt), yearly referendum on council tax charges and on what it should be spent.
- The amount of traffic and air pollution generated by logistics centres.

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- That any proposed development will not cause any environmental damage.
 - Assess current vacant/unoccupied employment accommodation to inform whether any further types of employment development are necessary.
 - Consent should not be granted for employment uses on greenfield sites where demand could be met on existing sites.
 - Promote the reuse or redevelopment of employment sites where they are no longer in demand.
 - Assess and summarise all proposals with pros/cons to enable a clear judgement and better understanding of the merits/demerits of proposals.
 - Review the quantitative supply of employment land and carry out a qualitative analysis of the remaining employment land supply and the quality of the building stock that is available, especially for logistics, general industrial and light industrial uses.
 - The employment land review and employment land forecasting evidence should be undertaken on the basis that a further uplift for e-commerce and larger scale logistics users is applied to the headline employment land requirement. This is to provide an adequate buffer for the general employment land supply.
 - A range of metrics should be considered in the evidence base. This should include economic forecasting and a range of growth scenarios to assess the implications for the plan in addition to using historic land take-up data to establish if site delivery has been constrained, and if so, why.
 - The market and property industry more generally should be engaged with the evidence base and consulted on the methodology.
 - There should be a report to address the need to reallocate and redevelop large areas of employment land for residential development.
 - The PPG sets out that when forecasting economic requirements strategic policy making authorities should “develop an idea of future needs based on a range of data which is current and robust, such as:
 - sectoral and employment forecasts and projections which take account of likely changes in skills need (labour demand)
 - demographically derived assessments of current and future local labour supply (labour supply techniques)
 - analysis based on the past take up of employment land and property and/or future property market requirements
 - consultation with relevant organisations, studies of business trends, an understanding of innovative and changing business models, particularly those which make use of online platforms to respond to consumer demand and monitoring of business, economic and employment statistics

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- The determinant for future employment should be a combination of past trends and economic modelling and then adjusted using professional judgement.
 - Meet the need for a motorway service area through site allocation.
 - The last mile logistics and other delivery companies already operating in CEC will have statistical data on the extent/nature/location for deliveries in their area of operations. Click data should be available from commercial sources.
 - Any evidence seeking to quantify the amount of employment land required should not simply focus on traditional office, industrial and logistics land take up and employment forecasts. Qualitative analysis of existing employment locations will also need to be carried out, to assess the quality of existing supply and if this appropriate for continued employment land use.
 - Where a specific employment sector or industry is carried out that offers something that is more unique make sure that business surveys, questionnaires and feedback is sought.
 - Undertake an employment needs assessment that establishes the need for employment space by land use category, settlement area and the expressions of interest from local businesses. This will include an understanding of the type of employment land required in both scale and spatial terms. Any assessment should include information on the key desirable criteria for the employment spaces as this will assist in distinguishing between the locational desires for office and logistics employment spaces.
 - Review of existing employment allocations to understand why sites have been slow to come forward and if any of the existing and undeveloped employment allocations should be removed as allocations.
 - A major factor in slow delivery of employment allocations is that the spatial strategy is too focussed on Middlewich, Macclesfield and Crewe. A more dispersed approach to the allocation of employment land will make sure there is less chance of market saturation and that there is sufficient capacity within the existing infrastructure to deliver the employment allocations.
 - Undertake assessments of floorspace need that takes account of market demand signals, the existing and future supply of land available, its suitability to meet the identified needs of the borough in relation to relevant housing growth in the borough, as set out in the PPG.
 - The process should evidence the fact that housing development has not been matched by appropriate levels of employment development.
 - Make sure there are enough local logistics sites.
 - Promote solutions to mitigate the impact on the environment through light vans, e-cargo bikes and other vehicles – this needs good transport/cycle links and the promotion of active travel.

Q8g How can the local plan support tourism and the visitor economy?

- It's not the council's concern. Most visitor and tourists don't need the local plan to know what they want to see and do.
- There is an over emphasis on major tourist destinations – need more attention on the attractive villages whose hospitality and retail businesses would benefit from more tourism.
- The borough's footpath, cycleway and bridleway network is not a key attraction of the borough as they are poorly/not maintained.
- A network of quiet lanes and greenways should be supported.
- Support and protect the world heritage site of Jodrell Bank.
- Provide policies that make Nantwich town centre more accessible to visitors in terms of pedestrianisation, trams and park and ride.
- The Vardo should be brought back, roads resurfaced, public transport and parking increased, and car parking charges reduced.
- The initiatives to attract visitors in the Wilmslow neighbourhood plan should be built into local plan policies.
- Neighbourhood plans should be supported, and budgets assigned to each plan to help local economies.
- Take a holistic approach and be supportive of suitable development proposals at National Trust properties.
- Reference to key National Trust properties, their value as heritage and recreational assets, as well as their value to the visitor economy would be welcomed.
- Need signposting, car park provision near walking routes, provision of public toilets, and encouragement of tourist information offices in towns.
- Retain policy EG 4.
- Need information regarding the scale of the contribution of tourism to the economy over the last 10 years.
- Better recognise and promote the opportunities and potential of places and resolve obstacles through actions in the infrastructure delivery plan, and use of the community infrastructure levy.
- Knutsford needs town centre pedestrian priority and parking improvements.
- List the borough's visitor destinations and create plans for the provision of necessary and desirable facilities, working with parish and town councils.

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- Support rural locations in producing a comprehensive network of leisure walks and cycle routes and support relevant infrastructure.
 - Car parking charges in the smaller towns will discourage visitors and damage the economy.
 - Reduce costs for brown tourist signs.
 - Use libraries and community centres to encourage and direct visitors.
 - Encourage a joined-up plan to advertise the industrial heritage, green spaces, country parks and canals and so on, and support local communities to make the most of their assets.
 - The canal/towpath forms an important part and supports the connectivity of the footpath, cycleway and bridleway network.
 - Recognise the contribution of the canal network and boating related tourism.
 - Set out a clear strategy to make sure that the needs of the visitor and tourism industry are met and reflect the council's wider strategic aspirations to support and grow the visitor economy. This should include a new tourism and visitor economy needs assessment, policies and site allocations.
 - Policies should have a permissive approach to visitor and tourist accommodated and facilities in the Green Belt, and in the context of existing sites.
 - Support for the policies in the existing local plan.
 - Provide a framework and policies that support tourism uses and encourage the visitor economy.
 - Support existing tourist attractions by encouraging and allowing for complimentary services (including overnight accommodation) and facilities close by.
 - Recognise Adlington Hall Estate for its history, contribution to the borough and potential visitor attraction.
 - Need policies that promote active travel – this helps to create cleaner, more attractive spaces, which in turn attracts visitors.
 - Protect local attractions, historic sites, the character of our local towns, and the natural environment.
 - Need better accessibility and public transport links, policies to attract new attractions, support visitor experiences in town centres.

Q8h How can the local plan help minimise the skills gap and make sure that local people can take advantage of opportunities?

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- Continue the Pledge Partnership that Cheshire and Warrington Local Enterprise Partnership established.
 - Plan for new further education establishments – technical skills – all ages.
 - Provide a course for developing green technology, and apprenticeships.
 - Provide appropriate housing to an area that will enable people to live close to the type of local businesses offering skills training. Those likely to occupy more affordable houses are less likely to be able to travel and live elsewhere in order to improve their skills training.
 - Good infrastructure and public transport. Provide alternative ways to travel.
 - Work with Town and Parish councils, further education colleges and employer groups such as Cheshire and Warrington Pledge Partnership to develop skills and strategy.
 - Greater collaboration between businesses and schools to provide more apprenticeships and employment opportunities for those for whom university is not necessary nor desirable.
 - Distribute development across the settlement hierarchy, including sustainable locations in and on the edge of centres and area close to education and employment hubs.
 - Encourage new development proposals to support the distribution of knowledge skills through the construction process. Developers should establish apprenticeship programs, prioritise local hiring, and organise community engagement sessions to inform stakeholders of opportunities.
 - Enable the growth of employment opportunities and encourage the skills clusters, apprenticeships and training for exiting staff through delivery of high quality new employment areas.
 - Set an agenda that encourage ventures similar to that at Alderley Park working closely with Cheshire and Warrington Enterprise Partnership.
 - The domestic end of the decarbonisation challenge is dominated by small companies and sole traders - there may be a role for local authorities in facilitating local schemes for retraining.
 - Provide a policy that identifies a requirement for larger developments to document social value commitments, including strategies for using the local labour-force and consider how anticipated employment opportunities align with future generations of graduates in the authority and in local education.
 - Recognise spatial distinctions regarding skills and comparative deprivation.
 - Consider the benefits arising through policies and site allocations that support different types of employment sectors. This could lead to requirements to

secure bespoke local employment and skills/training programmes to be delivered as part of development proposals.

- Make sure sites are delivered with strong links to the local labour market.
- Support education facilities and their development.
- Sites put forward to support minimisation of the skills gap and make sure local people take advantage of opportunities.

Q8i Are there any other matters related to jobs, skills and economy that the new local plan should consider?

- The accessibility of Macclesfield College to the south of the borough, and the accessibility of Cheshire College South and West to the north of the borough.
- Residential development on brownfield sites could unlock inward investment in Macclesfield town centre and drive the local economy, as well as preserve the Green Belt.
- Optimise high value specialist industries such as pharmaceutical/ medical, manufacturing, and digital in existing strength areas.
- Need a reliable public transport network to enable workers to travel between housing and employment centres.
- The life sciences sector alongside the other key components of the North Cheshire Science Corridor should form a key strand of an economic growth focused strategy, and feature in the vision, strategic priorities and objective of the local plan.
- A wider economic development strategy containing up to date market intelligence should be consulted on to inform and link to the local plan.
- Review and update the North Cheshire Science Corridor following consultation.
- Set aspirational targets for economic and housing growth – these are interdependent.
- Recognise the economic linkages between Manchester Airport and the borough. Recognise its role on the local and regional economy and its economic contribution to the borough – it's a major employer.
- Housing targets should be based on robust and up-to-date evidence and should aim higher than the Standard Method figure.
- Include policy for local inward investment to meet anticipated needs over the plan period, including flexibility to respond to changes in economic circumstances.

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- Plan for new allocations that meet needs and demands in growing sectors and builds on the borough's key attributes and strengths.
 - In respect of employment land provision, the plan should:
 - include a broad range of sites, with contingency and flexibility
 - review current supply to make sure it meets needs and demands
 - include new allocations in key growth sectors including B8 logistics - requirements particularly in the B8 sector are now much larger and have greater land and floorspace takes
 - focus on key connected locations with motorway access for B8 needs
 - recognise that windfall sites remain critical in terms of supply/ delivery and should be allowed for in policy
 - Develop a valuable, low density tourism cluster.
 - Repurpose surplus rural buildings towards driving economic growth.
 - Accelerate the growth of clusters around agri-tech and local SMEs.
 - Enhance leisure and tourism in the rural economy for growth opportunities and the generation of accessible employment.
 - A diverse range of accommodation is required to provide choice for people wanting to visit the area and in a range of different locations.
 - Several sites submitted for consideration.

Chapter 9: Transport and infrastructure

Q9a How can we support active travel through policies in the new local plan?

- The plan should set out key active travel routes based on local consultation and implement a comprehensive, joined up network.
- By having a policy in the Local Plan and also in the Local Transport Plan to create a network of Quiet Lanes (on-road routes) and Greenways (off-road routes). This, to supplement an extended provision of cycleways and more cycling storage provision. These should be properly maintained.
- Make all planning applications for access address all forms of access not just vehicles. Insist on travel plans with specific actions to be completed before first occupation. Make sure the active design maps community spaces and key employment destination. Look at the existing policies, streamline them and insist on presentation during planning and delivery in first phases of development. Don't forget about asking for bus service support.
- Provide more PROW's (e.g. Goostrey station to Jodrell Bank)

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- More signage to prevent cycling in pedestrianised areas.
 - Local Plan policies could be condensed and simplified to make reference to the Active Travel Toolkit. Site specific policies should set out specific requirements for walking and cycling infrastructure into and within the site.
 - The plan needs to build upon the existing plan by increasing the infrastructure to enable more active travel.
 - Better access to public transport by ensuring that the links to transport centres are suitable for access through cycling and walking and also ensuring that access to transport centres is available to those less able to use active travel methods are not disadvantaged due to lack of local transport.
 - In Sandbach, and many other places too, the “cycling network” consists largely of shared footways (pavements). These are almost always unhelpful to cycling at best and damaging to cycling at worst. They neither enable cycling nor make it safer. However, they do create conflicts with pedestrians. To improve the quality of cycling infrastructure I suggest focussing on on-road cycling, speed reduction, ‘close-pass’ initiatives etc. Furthermore, I suggest conducting Cycle Audits (additionally to Road Safety Audits) as mentioned in the Cycling Strategy.
 - The Local Plan can support Active Travel through facilitating enhancements to cycling and walking infrastructure across the borough. This should be done through the identification and safeguarding of new routes, and via funding from development obligations.
 - While support for active travel should be encouraged, the Plan must recognise the large increase in persons over 65 predicted during the period during which the Plan will be in force, and it cannot be expected that these people will all be able to or wish to undertake ‘active travel’. The introduction of shuttle buses and reliable transport to medical facilities, shops and libraries will help support and encourage active travel for those that are able.
 - There are significant environmental and health benefits of encouraging active forms of travel, and it is important that the spatial strategy and approach to site allocations encourages a real modal shift away from the use of private vehicles. In the context of the Active Travel England being a statutory consultee, and the combined existing policies providing active travel requirements upon new developments, there is sufficient policy to ensure that active travel methods are considered and delivered on all new development without the need for a specific new policy.
 - Policy should require all developments to incorporate measures which promote active travel within and outwith the sites for example cycle/pedestrian linkages (shortcuts) within the development and connecting to existing streets/paths, provision of infrastructure to promote active travel (e.g. cycle shelters/parking on green spaces) and cycling/footpaths within the sites.

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- Larger sites, such as new urban extensions, have significantly more opportunities to promote active travel within them and to connect to existing infrastructure where it exists, or to even assist with further infrastructure.
 - Working with local councils and walking/cycling interest groups, the local plan should establish a network of safe active travel routes which should be promoted through policy and delivered using planning contributions.
 - There should be a range of measures to support active travel such as re-designing town centres, lowering kerbs, pedestrianisation of town centre streets, traffic calming and 20 mph zones around schools, children's nurseries and in residential areas.
 - Specific requirements as part of allocations, such as upgrading existing bus stops, bus services, and active travel routes may be appropriate dependent on the specific circumstances. Given the current financial constraints placed on councils and other providers of public services, it is considered that utilising existing routes and services is the most realistic means of encouraging modal shift.
 - The council could consider the development of a specific Active Travel Strategy which could then be related into specific policies as part of the new Local Plan. Policies should encourage the provision of walking and cycling routes as well as embracing other forms of wheeled activity. However, policies should avoid being overly prescriptive on distances and specific design requirements.
 - Our canal network can support in the provision of routes and opportunities for sustainable modes of travel, such as walking and cycling, to reduce car use. New development should, where appropriate, be required, to maximise opportunities to connect with the existing towpath network, making provision for new or improved access points, wayfinding and signage, and improvements to the towpath network to accommodate any uplift in usage.
 - Future policy should ensure that priority is given to pedestrians and cyclists through careful consideration at the design stage and seek to extend and connect existing pedestrian and cycling networks. The more attractive the active travel option is to residents, the greater the likelihood a real modal shift will occur away from the use of private vehicles for short journeys.
 - It is imperative for planning policy to compliment the creation of active travel infrastructure so that the investment leads to the benefit intended. Development control is crucial to realising a usable and well used active travel infrastructure. The risk of not applying complimentary building control policy to active travel strategy is that even if new green infrastructure is built it is not well used.
 - Increased infrastructure for walking and cycling
 - Encourage use of public transport

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- Active travel to work and school. Encourage use of public transport
 - Prioritise pedestrians and cyclists
 - Traffic calming measures
 - Public realm improvements
 - Enhance neighbourhood walkability
 - Build complete and compact neighbourhoods
 - Enhance connectivity with safe and efficient infrastructure
 - Access to and engagement with the natural environment
 - Adaptation to climate change
 - Provision of active travel infrastructure
 - Provision of public transport
 - Prioritise active travel and road safety
 - Enable mobility for all ages and activities

Q9b How can public transport be supported through policies in the new local plan?

- Working with neighbouring authorities, especially Greater Manchester, to provide seamless travel routes that people actually want to use.
- The local plan should make a commitment to focus new developments in places where public transport already exists or can easily be provided, and it needs to be a requirement that developers make a contribution to it. Also, Cheshire East Council should have a policy of improving access to rail stations, especially rural ones. CPRE very much supports the re-opening of a railway station at Middlewich.
- If public transport is inadequate make it a showstopper.
- Protect and improve the public transport system. Public transport should be considered as a service not as a profit making venture.
- Northern Powerhouse Rail is a key priority for the north of England. This key piece of infrastructure is mostly likely to utilise parts of the Safeguarded HS2 route that lies within the northern parts of Cheshire East Borough Council on the basis that there is still a very strong ambition to deliver a station that will serve Manchester Airport along this route. NPR must therefore be a consideration for the Local Plan in terms of the physical infrastructure to

deliver it but also the wider growth opportunities it generates / are required in order to see it delivered.

- Public transport should be supported in the new local plan by:
 - increased the frequency to half hourly on the rail line between Chester and Manchester;
 - extending the Metrolink from Altrincham to Knutsford;
 - Making all bus services frequent, reliable and affordable to encourage greater use.
- There is a possibility that a new NPR Airport Station and any associated interchange might have to be provided within the northern parts of Cheshire East Borough Council. If this is the case, this will need to be factored into the Local Transport Plan and Local Plan alongside any impacts this would have on public transport connections to and from Cheshire East settlements. Indeed, depending on its location and potential ability to connect into the North Cheshire Line, such infrastructure could assist in making many settlements within Cheshire even more accessible and sustainable in terms of being able to gain sustainable public transport access to a wider network of regional and sub regional economic centres.
- It is important that integrated means of travel are coordinated to ensure a smooth passage for people across and within the authority and to links into wider public transport services. Public transport connections and capacity should be a consideration at the planning application stage. Needs assessments should be undertaken that may require new links and capacity to meet these needs.
- Cheshire East needs to be far more ambitious to provide for cycling and restrict driving far more to change travel habits.
- As part of the planning application process, the Council should discuss the amendment of routes with bus operators to serve development. Real-time digital information has been provided for quite some time. The policy should support and encourage a move towards the provision of real time digital information certainly, in the first instance, at town centre bus stops such as Wilmslow.
- The issue of Public Transport needs to be given a high profile given the ageing demographics across the Borough. This needs to be made more attractive to use and is particularly pertinent to settlements in the more rural areas – requirement for easy and frequent links to main shops, medical centres, and hospitals etc. This will reduce CO2 emissions and assist in meeting sustainability targets.
- There should be support for local shuttle bus systems in selected areas.
- Policy should:

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- support the reopening of the Middlewich Branch Line and a new railway station in Middlewich;
 - support development which enables the enhancement or expansion of public transport networks;
 - require all major housing developments to be designed to incorporate bus routes, whether or not there is currently a service which would visit;
 - contribute to the expansion or introduction of bus routes to serve the development connect it with key employment, shopping, leisure and education sites; and
 - identify operational issues of community transport schemes and buses, such as vehicle costs and their environmental impacts, destination flexibility or coverage, reliability, punctuality and vehicle cleanliness and seeking developer contributions to establish, expand or support such schemes.
 - Consideration of more positive public transport outcomes will be strongly linked to combining new housing locations near to major employers – such as in northwest Crewe.
 - Greater alignment with both an up to date Local Transport Development Plan as well as individual settlement Local Transport Development Plans.
 - Access to good and frequent public transport should be a prerequisite to any new housing development. Connectivity between buses and rail is typically poor in the Crewe and Nantwich area.
 - The council should prioritise public transport connections from rural areas to neighbouring towns with bus routes programmed to align with the rail network for onward travel. Public transport links to Manchester Airport should be established.
 - It is recommended that local plan development sites are not at locations which would sterilise possible future rail links for passengers (or freight). The possibility of extending Metrolink to Cheshire East has been suggested for the long-term (and rail links to minerals extraction areas can be more sustainable than road links, and with less adverse impacts for communities).
 - The new Local Plan should respond to the changing nature of bus services and in particular the growth of Demand Response transport which can provide a more flexible approach and complement existing services. Rigid public transport requirements should be avoided to ensure flexibility in approach to account for the location of development and the types of bus service available. Developer funding for public transport improvements should still be encouraged but policies should seek to ensure funding measures are costed either via the council or through the provision of business plans from developers to an agreed specification.
 - The new LP should add a link from North Cheshire rail line to MAG. This would greatly reduce car travel to the airport and link with rail services through Wilmslow. Previously reserved HS2 land near Ashley provides a good start for this initiative and further land protection can be incorporated in the new LP.

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- The new plan should call for some secure cycle parking facilities near road junctions with bus stops nearby, located in residential areas. This will promote public transport as well as active travel and may stop some cyclists from using unsafe roads into town centres such as Macclesfield's.
 - The Council can reduce the need to travel by guiding development to the most sustainable and accessible locations, prioritise walking, cycling, park and ride and public transport initiatives and improving pedestrian facilities so that more people will be encouraged to walk to local facilities and services rather than using the car.
 - Implementing charging points for electric vehicle charging would be supported so long as they do not jeopardise development viability. Electrical charging provision should be at the discretion of the developer rather than a specified policy requirement as this will ensure increased provision of electric charging facilities without placing undue policy burdens on scheme viability.

Q9c Are the current parking standards suitable and is there anything further in planning policy that the council should do in relation to parking?

- More spaces equal more cars. Decide if we want more or fewer cars on the road.
- Size of parking spaces/garages suitable for modern cars.
- Parking standards out of date.
- Car parking charges will damage local centres and cause illegal parking.
- Parking standards for new houses is too low.
- Grouped parking areas lead to on road parking, don't allow that design.
- Roads on new sites are too narrow for visitor on street parking, causing footpaths to be blocked. Don't allow that design.
- Parking standards should not be reduced.
- Should be requirement for secure storage to negate residents using garages solely for storage.
- Increase pedestrianisation.
- The Council should provide decent affordable parking.
- Provision for charging points.
- Update standards to reflect new use class order.

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- Standards categorised by settlement hierarchy is welcome, but further distinction between the two Principal Towns should be present,
 - Standards need to be flexible to allow for site specific circumstances.
 - Design officers want to restrict visual intrusion of driveways at the front of dwellings, but also want to accommodate electric vehicle charging.
 - Parking standards do not consider areas of living that accommodate different demographic e.g. age.
 - Parking for care homes needs to provide for visitors, staff and emergency vehicles.
 - Outlaw on street parking, especially within urban areas. Introduce policy to better control this issue.
 - A reassessment of parking need under the Cheshire East High Level Parking Strategy is essential.
 - Where two or more off road parking spaces are required, tandem parking needs to be outlawed.
 - Support car parking charges. Suggest overcoming legal obstacles to overcome being able to charge on more.
 - Recommend less parking provision for new dwellings.
 - Increase cycle parking for new flats.
 - Support continuation of LPS car parking standards flexible approach.
 - LPS parking standards should be wholly adhered to.
 - New development should require visitor parking.
 - Underground parking should be supported.
 - Garages should remain unconverted.
 - Homes increase size (e.g. extensions) without increasing parking provision.
 - Should be a requirement for cycle provision for C3 and HMOs.
 - Parking should be supported in centres where a shortfall is identified, where they are in keeping with design of the area.
 - Standard should be reviewed on a settlement-by-settlement basis.
 - Large development sites should have a bespoke standards through the design process.

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- Standards not suitable and impact accessibility e.g. pavement parking.
 - Encourage visitors to town centres.
 - Standards to not reflect the commonality of multi-car households.
 - Off road parking should be provided on sites.
 - The Council should employ, maximum standards as appose to minimum standards.
 - Some instances standard parking provision is not required, e.g. town centre location.
 - Developers avoid the use of the term 'bedroom' for terms like 'study' and 'playroom' so as to avoid meeting the recommended parking standard.
 - Garages should not be counted as a parking space unless their size can accommodate the average size of a car.
 - All upstairs rooms besides bathrooms should be counted for deciding parking provision.
 - The parking standards employed upon new sites should consider existing public transport services within the vicinity.
 - Links to Crewe station are encouraged.
 - New standards should be developed.
 - Car parking charges should be increased.
 - Parking standards should consider that centres are forced to compete with out-of-town developments.
 - Planning should still consider the environmental issues that arise from increased traffic.
 - Free parking for electric vehicles.
 - The new plan should promote parking provision at key junctions to promote car sharing.
 - The standards should only be used as a guide to ensure developments are not overproviding and therefore encourage sustainable travel.
 - Standards need to encourage adequate parking to town centres and policies need to consider the importance and impact that parking has on them.

Q9d Is there any more the council should be doing regarding the seeking and use of developer contributions that is achievable

within the strict planning regulations framework that governs this matter?

- CIL charges should be revised to gather some funds for town centres.
- Dedicate staff resource to pursuing developer contributions.
- Contributions are not enough; policy should ensure land is available for extra capacity.
- Parish and Town Councils should be consulted on s.106 agreements.
- A new Local Transport Plan should be developed in conjunction with the new Local Plan.
- A new Local Transport Plan should set out all key infrastructure delivery requirements and provide a comprehensive schedule of works / infrastructure that is desired to facilitate modal shift across all of Cheshire East.
- All infrastructure goals should be compiled into a single document with cost estimates, feeding into the Council's Infrastructure Development Plan, which informs the 123 List and CIL rates.
- CIL should be the main funding source for modal shift, as current CIL priorities are highway-focused, leading to fragmented infrastructure improvements.
- s.106 does not meet the cost of the projects it covers.
- s.106 should not be at the discretion of planning officer, ward councillors should be included.
- Funding should never be unspent and returned to developers.
- The current CIL and Section 106 methods are established, but additional developer contributions could impact development viability. Annual reporting of contributions and infrastructure projects is encouraged for transparency.
- There should not be a zero CIL charge.
- Provision for infrastructure to support new development is inadequate and causes existing infrastructure to be overcapacity.
- CIL should be on all development not just housing.
- A time limit should be imposed on developer contributions by condition.
- The Infrastructure Development Plan should show the existing and known deficiencies in the current infrastructure, before reaching any conclusion on the cumulative effects of new development, and any contribution that is needed from new development to mitigate any additional individual and/or cumulative impacts.

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- It is recommended that allowing negotiation on development contributions based on site-specific viability challenges or changes since the Viability Assessment.
 - The CIL remit should not be expanded.
 - Developers should not be overburdened by planning obligations which adversely affect the viability and deliverability of development.
 - BNG has had a burden on developers, further measures should be avoided.
 - No evidence the Council is utilising the s.106 and CIL payments.
 - Increase developer contributions.
 - Issues fall outside of policy. Concerns about developers avoiding contributions by liquidating companies, with inadequate action from Cheshire East. It is recommended requiring personal guarantees from directors, pursuing legal action, reporting wrongful trading, or requiring insurance-backed bonds. Improved staff coordination is also needed.
 - Recognise canals and towpaths as key sustainable travel routes in the Local Plan to support modal shift, active travel, and healthier lifestyles. Recommend that new developments near canals mitigate potential impacts on infrastructure, such as increased maintenance costs or the need for surface upgrades. Clarification should be sought that both canals and towpaths are considered part of 'green and blue infrastructure' in developer contribution policies.
 - Obligations need to consider viability.
 - The Council should make a commitment to monitoring KPI's to ensure developer contributions are spent in a timely manner to mitigate any impacts arising from new developments. Where this does not occur communities will remain resistant to new developments and distrust will remain in the system.
 - Consider alternative developer payments for transport and infrastructure.
 - Increase cost of planning applications.
 - Obligations like S.106 should be clear and publicly viewable.
 - Obligations must be relevant to the development.
 - Focus obligations more on sustainable travel.
 - S106 and CIL should not be left unspent.

Q9e Are there any particular requirements for new or improved infrastructure that you consider are needed to support further

development in the borough and should be provided for as part of the new local plan process?

- No.
- Broadband and phone signal.
- A southern and western relief road for Macclesfield, linking up with a widened London Road.
- Widening of Cumberland Street in the direction towards Hibel Road.
- Creating a decent road junction at the Flower Pot, Macclesfield.
- New roads are a short term solution.
- Work on revising the Local Plan and the Local Transport Plan needs to be well co-ordinated.
- Use the Local Transport Fund Allocations over the new Local Plan period.
- Sustainable travel and transport interventions.
- Indoor and outdoor sports facilities.
- Swimming pools.
- Rackets centres.
- Upgrade PRow for cycling and horse riding.
- Provision of infrastructure needs to be a priority.
- Doctors' surgeries, dentists, hospitals and schools and the transport means to get to them.
- The CE Infrastructure Delivery Plan should be integrated into the Local Plan, so that the occupants of new houses have places at doctors, schools etc available from the moment of moving in (not just money allocated in S106).
- Provision of a bypass for south Nantwich and Stapeley to alleviate traffic, particularly heavy goods traffic, that currently goes through built up residential areas at present.
- There is a requirement for a new recreational footpath in Knutsford.
- Public Right of Way (PROW) footpaths Knutsford FP11, Mobberley FP7 and Mobberley FP8 all converge near Witchcote Wood, while Knutsford FP13, Knutsford F17 and Marthall FP10 converge on Pavement Lane near Spring Wood. A new riverside footpath running along the west and southwest bank of Birkin Brook would connect these two different PROW path networks. It would

also open up greater walking opportunities for the residents of the new Park Gate Village and the staff of the Parkgate Trading Estate. At the other end it would open up greater walking opportunities for the residents of Longridge, Shaw Heath and The Downs.

- The range of infrastructure needs to support communities seems to be right. Inadequacies in capacity is the issue.
- Updated car parking strategy and modernise parking provision to support town centres.
- Cycling infrastructure.
- Health infrastructure needs to be prioritised in the Local Plan, ensuring developer contributions support healthcare services, particularly primary care, in line with housing growth. A specific section should outline the process for determining these contributions, including collaboration with the Integrated Care Board (ICB) to assess demand, capacity, and funding for healthcare needs. Flexible options, such as financial contributions or new healthcare facilities, should be considered to meet the demands of new developments.
- It is considered important that the new plan can research and detail the capacity of the A500 including the capacity of junctions, particularly Junction 16 of M6, along with the local highway network, as part of the assessment for this general area to accommodate any future new development.
- A detailed assessment of the current quality and condition of all roads and pathways, given the increasingly decayed infrastructure.
- Public EV charging.
- Shuttlebuses.
- Overhaul of relationship with between CE Highways and local communities/ councils.
- The new Infrastructure Delivery Plan should include the means of providing relief from traffic congestion when and where it is evidenced. Such means could include the coordination of traffic signals through installation of the ImFlow system.
- The new Local Plan should direct cost improvements to local centres. E.g. pedestrian accessibility in Knutsford Town Centre.
- Strategic development sites should be required to provide community infrastructure, such as meeting spaces/halls which should be vested in local ownership. Sites should also provide allotment gardens (where there is demand evidenced by allotment managers) and should contribute to the expansion of burial provision where this is required.
- Crewe park and ride.

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- Widen roads and add pavements.
 - Remedy dangerous junctions on A523. Review the speed limit.
 - Dualling of the A500 westwards from J16 of the M6 Motorway.
 - Little benefit from Crewe Northwest Package, inadequate provision for non-vehicular transport is very apparent.
 - The new Infrastructure Delivery Plan for Cheshire East should prioritise essential infrastructure needs, particularly healthcare and traffic relief, over desirable but non-essential proposals.
 - Growth should be balanced with fully funded infrastructure to support it, addressing current shortcomings in the local plan.
 - Traffic relief measures, such as coordinated traffic signals, should be integrated where evidenced.
 - Proper planning is necessary to ensure infrastructure supports sustainable development and meets community needs.
 - Health infrastructure, like a new medical centre in Knutsford, and traffic congestion mitigation, especially in busy areas like Knutsford, are critical.
 - Land needs to be allocated for educations, sports, and recreational to support needs.
 - Bring forward Houndings Lane allocation to ensure infrastructure is provided in a sustainable location.
 - A new railway hub at North West Crewe to support housing, employment, and key local facilities.
 - Infrastructure issues, especially in Higher Poynton, with electricity cuts and sewage problems. New developments strain aging infrastructure, and developers should fund necessary improvements, including sewage works and electricity upgrades. Environmental infrastructure like parks and direct access bridges for isolated developments are also needed.
 - National policy emphasises sustainable development, including infrastructure for housing, commerce, and community facilities. The Council's recognition of infrastructure needs and the preparation of a new Infrastructure Delivery Plan (IDP) aligns with this. The Local Plan should address existing issues, such as problems at the Alexandra Soccer Centre.
 - Further comment on potential site allocations and consequently required infrastructure would be welcome.
 - The New Local Plan recognises the freight and logistics sector but omits the need for Motorway Service Areas (MSAs) on the SRN. MSA locations, like

Tatton Services, should be specifically allocated, even in Green Belt areas, where "very special circumstances" justify their development.

- Implement aspirations within neighbourhood plans (Knutsford), such as plans for traffic and pedestrian use of Knutsford Town Centre.
- Improvements to East-West road links are needed, with land safeguarded for future projects like Cumberland Street widening. The road system's poor condition should be addressed before the new local plan adoption. The plan should also require timely separation of combined sewers to reduce river pollution. (Macclesfield)
- Improving infrastructure for sustainable growth but small, scattered land allocations won't address capacity issues. Large-scale town extensions are necessary to meet infrastructure needs.
- Allocate a new Motorway Service Area at Junction 7, M56
- Aspirations for £13.7 billion investment in water and wastewater infrastructure (2025-30), driven by environmental requirements, growth, and carbon goals. It seeks council support for timely infrastructure upgrades, including in protected areas like Green Belt, to meet future development needs and environmental obligations. UUW requests policy recognition for infrastructure improvements in such areas to ensure effective investment.
- Multi-functional green infrastructure. New utility infrastructure should be located sensitively to the environment.
- Improved local services, expanded education and health infrastructure, better transport, and more green space are needed to support future development and the Council's net zero target by 2045.
- Where BNG isn't applicable, using the urban greening factor to enhance or create linear infrastructure for better connectivity would be beneficial.

Q9f Are there any other matters related to transport and infrastructure that the new local plan should consider?

- National Highways, responsible for England's Strategic Road Network (SRN), works within statutory frameworks to support sustainable development and economic growth. It encourages early engagement in planning to reduce reliance on private cars, prioritising walking, cycling, and public transport. The SRN should not be the primary access point for non-road reliant developments. National Highways supports the shift towards net-zero carbon by promoting sustainable transport and low-carbon construction in future development plans. The new Local Plan should consider the DfT Circular 01/2022 The Strategic Road Network and the delivery of sustainable development.

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- Surveys consistently show that road maintenance and safety are top priorities for the public. CEC should consider the CPRE transport policy, which advocates better integration of transport and planning, and prioritises digital connectivity to reduce the need for travel.
 - Improvements to bus network.
 - Parking and pedestrianisation.
 - Cross-boundary transport, highways, and public transport impacts should be considered in the Cheshire East Local Plan, with ongoing engagement encouraged. The education plan, addressing cross-border pupil movement and school infrastructure, needs revisiting and reaffirming as the new plan progresses, with a suggested meeting for further discussion.
 - National Gas Transmission operates the UK's high-pressure gas transmission system, with assets in the Plan area, including pipelines and gas transmission facilities. As development pressures increase, National Gas Transmission advocates for high standards of design around its infrastructure, ensuring safety and sustainable development. They provide advice and require consultation on any plans that could affect their assets, including adherence to safety guidelines and permissions for work near pipelines.
 - National Grid Electricity Transmission (NGET) operates the electricity transmission system in England and Wales. It identifies assets, including high-voltage lines and substations, in the Plan area and offers guidance for development near its infrastructure. NGET promotes high standards of design and safety, particularly around overhead lines, and encourages creative planning to minimize impacts. Developers must consult NGET for safety clearances and approvals for projects affecting its assets.
 - Development near key military sites should not affect defence operations. The team reviews plans related to birdstrike zones around aerodromes and explosives storage sites, and other factors that may impact defence capability. Development within these zones must meet specific requirements for safety and design, including restrictions on building height and construction type. The MOD requests consultation for developments near its safeguarding zones and offers guidance on avoiding impacts to military operations.
 - Transport and infrastructure should be provided in advance, based on assessments.
 - Consider the Transport for the North strategy on Transport Related Social Exclusion.
 - Update the Local Transport Plan.
 - Adequate healthcare infrastructure is vital for sustainable development. The Council should collaborate with the NHS and ICB in preparing the Infrastructure Delivery Plan (IDP), ensuring healthcare needs are clearly outlined. Healthcare costs should be included in the Local Plan Viability

Assessment to inform developers about potential contributions towards healthcare infrastructure. This ensures healthcare needs are properly addressed in planning obligations, especially in cases where development viability is limited.

- Opposes further significant development in Weston & Crewe Green Parish until current strategic allocations (Basford East, West, and SCGV) are fully operational, as they will double the population and strain infrastructure. The new plan should assess the capacity of the A500 and local highway network, particularly Junction 16 of the M6, to accommodate future development.
- Adoption of 20-mph speed limit on all residential roads.
- Opposes investigating a bypass for Knutsford, citing high costs, potential harm to the green belt, environment, and biodiversity, and preferring investment in other town infrastructure.
- Policy support for improved public transport, including enhanced bus service frequency and stronger connections to nearby train stations, to support growth.
- Manchester Airport is a key economic driver for the North West and crucial for Cheshire East's economy and transport links. The new local plan should prioritise improving accessibility and transport connections to the airport, including the proposed NPR station.
- Implement the proposed new Infrastructure Delivery Plan.
- The Local Plan should remove unnecessary HS2 safeguarding, as Phase 2a was lifted in January 2024 and Phase 2b cancelled, with amendments for Northern Powerhouse Rail expected by Summer 2024.
- The new plan should enforce better utility work standards and coordination to prevent potholes and require timely separation of combined sewers to reduce river pollution.
- The new Local Plan should improve footway and cycleway routes in Crewe, enhancing connections to key areas like the town centre and Leighton Hospital, potentially through new housing sites.
- The transport and infrastructure paper omits horse riding, underestimates rural bus service needs, overlooks modern vehicle sizes in parking design, and the proposed car parking charges in Alsager may negatively impact residents.
- The new Cheshire East Local Plan should prioritise electric vehicle charging infrastructure to help meet carbon-neutral goals by 2045. Emphasise for the need for fast, accessible charging stations near major highways, addressing "range anxiety" and supporting both private and commercial vehicles, including HGVs. The plan should allocate sites near motorway junctions,

despite Green Belt constraints, to reduce transport emissions and support a transition to electric vehicles.

- Advocate for high-speed maglev or Hyperloop trains between London and Glasgow to reduce carbon emissions, internal flights, and noise pollution. The project should be funded by climate finance. Additionally, propose dedicated college bus services to improve reliability and attendance.

Chapter 10: Historic environment

Q10a If general policies relating to the protection of heritage assets are included within National Development Management Policies in the future, are there other heritage matters that would still need to be included within the policies of the new local plan?

- concentrate on the necessary functions to protect our national heritage; and prevent it being distorted and destroyed by vociferous minority groups.
- National Development Management Policies (NDMP)
 - Why has this proposed change to Local Plans been only referred to under the Historic Environment, and not any of the other 12 Issues?
 - NDMP is the appropriate level for such strategic policies.
 - NDMP will incorporate a suite of heritage policies that will include one covering improvements to historic buildings, it is not known how extensive these will be. It is therefore not possible to answer this question at this stage.
 - policy provided by NDMPs, would need effective implementation through local level assessments. These would include Conservation Area appraisals, and finer grain landscape character assessments, applicable to areas of particular landscape value, particularly where these cover the setting of heritage assets.
 - Refer Historic England Good Practice Advice Note on the Historic Environment
 - The NDMP are unknown as a way forward with new changes proposed to national planning policy and the NPPF.
 - any new Local Plan should make sure that it considers the old style format should the NDMP not go ahead.
 - NDMP may include a heritage policy, Local Plans are still required to set out a positive strategy for the historic environment. At the very least, we would expect that this will involve a strategic policy identifying:
 - those elements of the historic environment that are especially important to the identity of the area;
 - particular issues facing heritage in the area and how the authority intends to address them; and
 - opportunities to conserve and enhance heritage; and any other relevant heritage initiatives.

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- They may also need to include locally specific development management policies to address particular issues facing heritage in the authority area e.g. WHS buffer zones/policy, protecting views to/from prominent landmarks, or a policy relating to a specific heritage asset.
 - Local lists
 - there should still be the recognition and protection of our historic sites and environment within the new local plan, particularly for those buildings or sites that don't quite meet the criteria for designated heritage assets but are considered locally to be of significant historical importance.
 - The Local List need updating (last updated 20210) so no question about a building being a non-designated heritage asset. Updating the Local List could require an involvement by the local community and would complement the other work undertaken at a local level.
 - More weight given to NP 'Local Heritage Assets' and 'Non Designated Heritage Assets' in planning decisions
 - all submissions for the listing of heritage assets to be examined and where approved, duly listed as such.
 - Historic England now has a high threshold for adding buildings to the national list of heritage assets, which makes a strong local list extremely important in conserving the heritage of our towns
 - support the preparation of Character Area Assessments (as in Knutsford) for implementation across the area. This could be secured either by a requirement in NPs or SPD
 - Any further development of Booths Hall would require a heritage conservation and enhancement management plan to be created for the site.
 - The plan should afford non designated assets such as open spaces with cultural and social significance the same level of protection as built heritage.
 - insufficient distance and landscaping given to protecting heritage assets. E.g. new houses built at Pownall Hall Wilmslow immediately to the rear of the wall to Gorsey Gate. These impact harmfully upon the heritage wall, upon the house and upon the whole of the curtilage of this heritage site;
 - The plan needs to reexamine sites that do not have the highest level of listing and rectify this.
 - There is a need for new policies that prevent owners allowing buildings to become derelict and unsafe.
 - make greater use of its existing powers to compel landowners who are failing to maintain buildings to do so.
 - Conservation Areas
 - review Conservation Area boundaries

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- illustrate Conservation Areas and Registered Parks and Gardens on the Policies Map but if national development management policies are in place, such policies do not need to be repeated within the Local Plan.
 - If not in the NDMPs, the local plan policy should require applications within conservation areas to demonstrate compliance with the conservation area appraisal and management plan to strengthen the status of the appraisal documents and management plans to secure enhancement of the conservation areas.
 - Include the adopted Macclesfield conservation area appraisal of the town centre area in the new LP, to aid residents understand their responsibilities and ensured developers adhere to them.
- The historic importance of the Lindow Moss landscape needs to be fully recognised within, and protected by, the Local Plan.
 - The requirements of Neighbourhood Plans with respect to protecting heritage assets and historic environments must be supported and retained.
 - The local plan should identify heritage at risk where policies will support development that reduces this risk and supports reuse/ retro fitting
 - recognise the canal related heritage with the borough and make provision for conservation of and enjoyment or use of our heritage fabric.
 - greater detail on addressing the potential impacts of climate change, and measures to mitigate its effects, with specific reference to the historic environment would be welcomed.
 - Guidance in the Local Plan, to supplement the Historic Environment advice note on climate change measures in historic buildings could be appropriate.

Q10b Do you agree with the proposed approach to provide appropriate protection to the Jodrell Bank Observatory World Heritage Site?

- Yes, we support the proposed approach to provide protection to the Jodrell Bank Observatory World Heritage Site.
- No, I disagree with what you call appropriate protection to the Jodrell Bank Observatory World Heritage Site
- The Jodrell bank SPD is still a draft; would like to see this policy confirmed.
- Not clear why the Jodrell Bank Observatory Supplementary Planning Document was not finalised and adopted following consultation between December 2021 and February 2022.
- the serious and fundamental concerns about conflict of interest and scientific integrity which were inherent in the draft SPD must be properly addressed.

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- Please consider how housing can be delivered whilst also appropriate protection is given to this historic asset in its Jodrell Bank Supplementary Plan.
 - Without an up-to-date SPD, reliance continues to be placed on the Town and Country Planning (Jodrell Bank Radio Telescope) Direction 1973.
 - the 'buffer zone' around Jodrell Bank has not always been observed in terms of the planning permissions granted in the past. Now it has UNESCO international designation, there should be no further cases where inappropriate development is permitted within the zone.
 - A wholesale review of the buffer zone and its use in planning to restrict development is needed as part of the new Local Plan's examination. Its current use is not fit for purpose and does not strike the right balance of the social, economic and environmental needs of the area, against that of the Jodrell Bank facility.
 - If the current buffer zone is to be carried forward and designated on the policies map this must be an accurate using clearly defined markers (primary roads, railway lines etc) and should not cut across fields. The efficacy of the buffer zones should be proposed and examined through the local plan process and not through the SPD 'back door' route.
 - The Local Plan process should examine where mitigation can be utilised to make developments acceptable within the buffer zones. These mitigations should be clearly documented within a JBO policy.
 - the SPD or emerging local plan must state whether and how mitigation schemes can achieve no net dB impact on JBO or what level of impact is acceptable. The SPD requires a Radio Interference Assessment (RIA) and a mitigation strategy to reduce the impact of interference
 - it is imperative that the methodology for any RIA is subject of a consultation between the University, the industry body (if there is one) and UKAS accredited companies so that applicants can appoint a company to assess the impact on JBO and any mitigation. This would enable potential applicants to get cost-effective advice they need before embarking on a planning application.
 - Square Kilometre Array Observatory [SKAO]
 - There is no recognition of the current international scientific position now Jodrell Bank is the headquarters for the SKA Observatory which is stated to be one global observatory operating two telescopes on three sites, the three sites being Jodrell Bank, Australia and South Africa.
 - The Square Kilometre Array (SKA) will be the largest radio telescope in the world when completed in 2028. It will be a game-changer for radio astronomy: two world-leading, complementary radio telescopes on two continents, which will revolutionise our understanding of the Universe and the laws of fundamental physics.

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- the two telescopes are located in “radio-quiet sites in South Africa and Australia”. Jodrell Bank is not one of two telescopes but is the headquarters for processing the data. With the ITU threshold breached by many thousands of times already at Jodrell Bank, then the scientific instruments need to be located elsewhere. :
 - Given this advancement in technology being located within nationally designated radio quiet zones, the continuation of the existing policy in Cheshire East must be reviewed as it is clear that any impact on Jodrell Bank telescope will not have a material impact on international radio astronomy.
 - This should mean the relaxation, or indeed the end, of the strict application of policy in the JBO consultation zone.
- Protection
 - unclear meaning for “appropriate” protection. Some delegated decisions by planning officers have been inconsistent. Planning officers are not trained in astrophysics or radio astronomy, so it is not ‘reasonable’ to expect them to be able to weigh the consequences of any damage to world leading research, in the planning balance.
 - If JBO state that their calculations show there would be interference above the ITU limit (the internationally agreed limit for radio astronomy) this should be accepted as definitive evidence of substantial harm and applications refused in line with multiple Appeal outcomes.
 - This is needed to protect:
 - 1. The UNESCO World Heritage Status, recognising its Outstanding Universal Value.
 - 2. The cutting-edge radio-astronomy research producing world leading scientific discoveries.
 - The JBO site provides economic benefits (including employment, grants, tourism income) to the country and region, educational benefit (for schools, students and the general public) and research benefits (scientific discoveries, development of new technologies, UK academic prestige).
 - In adopting the Statement of Outstanding Universal Value, the UNESCO World Heritage Committee specifically referred to the importance of Jodrell Bank’s ongoing operations – and therefore protection
 - from radio emissions - as follows (the 43rd session WHC/19/43.COM/18, p. 285 of the World Heritage Committee (Baku, 2019):
 - “Integrity - The Consultation zone, buffer zone of the property, protects the scientific capabilities of the Observatory from radio emissions in its vicinity, contributing to maintenance of the functional integrity of the property.
 - Authenticity - The property retains its ongoing scientific use”.
 - This has been accepted by several different Planning Inspectors in refusing appeals

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- there needs to be a clear distinction made in relation to the actual World Heritage Site that is related to the physical and operational site of Jodrell Bank and the extensive safeguarded area that surrounds Jodrell Bank.
 - additional robust, tangible, and accessible evidence needs to be provided by the University of Manchester that can be readily scrutinised to continue to justify the extent of the safeguarded area and the current restrictions that are placed on new development within this area.
 - That evidence should take into account the diminishing role Jodrell Bank will play in continuing to collect information from the radio-telescope at Jodrell Bank in light of other global developments including the Square Kilometre Array in South Africa.
 - As a World Heritage Site, a heritage asset, and an operational centre any development should not cause harm to the operations, heritage or setting of the observatory. However, this should not preclude new development, of small to medium sized housing to contribute to the vitality and viability of rural settlements. This is a sustainability objective of the NPPF, as well as the protection of the Historic Environment. As such, the right balance must be struck. It must not and should not automatically follow that any land within the World Heritage Site Buffer Zone is unsuitable for development.
 - Appropriate protection should be afforded to the Jodrell Bank Observatory World Heritage Site, but only where land is in close proximity to the Observatory. Policy in relation to land and sites on the periphery of the World Heritage Site buffer consultation zone, such as Congleton, should reflect the distance and limited potential to adversely impact Jodrell Bank.
 - The appropriateness of development north of Congleton, is compliant with Policy SE14 (Jodrell Bank) LPS. Any new Jodrell Bank policy framework should reflect this extant context and should not seek to restrict or stymie development in appropriate locations or of an appropriate use / type; where there will be no adverse impacts on the Observatory.
 - The Jodrell Bank Observatory Consultation Zone (JBOCZ) is a restrictive designation which lies in an area which is generally unaffected by other heritage or landscape-based designations
 - the current level of protection is too onerous. The overly restrictive approach goes beyond what is reasonably required to protect the JBO, limiting otherwise sustainable development proposals and the ability to meet the needs of the district Local Service Centres such as Goostrey and Holmes Chapel both with train stations and other amenities would support an appropriate level of new development
 - NPPF says proposals that have less than substantial harm on the significance of heritage assets can still be permissible if a planning balance exercise shows that the harm to the asset is outweighed by the public benefit.

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- NPPF regarding proposals within World Heritage Sites (WHS) writes that proposals will be treated favourably where they preserve or enhance the significance of the asset and states that not all elements within a WHS necessarily contribute to the significance of the asset.
 - Therefore, align with national policy and allocate future development sites where it can be demonstrated that there is no harm to the significance of JBO WHS or its setting.
 - JBO has been quick to object to development within the area but has failed to justify or support any concerns expressed. Planning objections must be supported by sound evidence.
 - Given the age of the telescope, Manchester University should be asked to justify the continued maintenance of the full Jodrell Bank Radio Telescope Consultation Zone.

Q10c Are there any other matters related to the historic environment that the new local plan should consider?

- The HEAN consultation has now closed, therefore the link/footnote needs updating.
- The document should increase its appreciation of the potential of buried undesignated heritage assets. This region is known for its moated sites, mines, salt industry, and well preserved mosslands (Lindow Man).
- Sites across Cheshire East, like the historic landscape which is Lindow Moss in Wilmslow need to be fully recognised and protected within the local area plan. The new Plan needs to bring forward opportunities to create new conservation areas that will bring protection to areas of historic interest
- A number of sites highlighted that heritage assets, where either not present or could be sympathetically mitigated through detailed planning permission.
- Many of the issues in the Historic Environment Topic Paper (April 2024) do not apply to the Grosvenor Shopping Centre setting of the Macclesfield Conservation Area and numerous statutory listed buildings along Chestergate. The former Cheshire Building Society building, has been sensitively re-purposing for additional retail. The historic environment in the locality of the GSC, should not preclude innovative redevelopment opportunities, including buildings of height, where they are carefully designed and represent sustainable forms of development.
- assets such as the old police station in Macclesfield, empty for several years. Could it be used for in town living?
- The Local Plan should support bringing forward and assessing potential additional Conservation Areas. An example in Wilmslow will include a potential Dean Row Conservation Area

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- How can the local plan recognise that Historic Parks and Gardens having a significant overlap with other interests; Landscape, landscape history, design, tourism, recreation, trees, woodlands, biodiversity, climate change, archaeology, built features etc.
 - update the Local List and make it more comprehensive so that parks and gardens of local significance can be better recognised and protected.
 - Conservation Areas:
 - Some conservation areas include, or are closely associated with, a designed landscape. The designation allows for conservation of both nationally and locally designated designed landscapes and also their settings.
 - Para 72 of HEAG 268 makes it clear that historic parks and gardens can be suitable for designation as conservation areas - and Cheshire East could consider where this might be appropriate (also see comments on protection of trees within parks and gardens.
 - Town and Parish Councils should be invited to submit proposals for “exceptional townscapes”. The effective protection of such townscapes should be included in local plan policy as assessment of how a development impacts on townscapes is important, just as development impacts on the landscape are informed by the 2018 Cheshire East Landscape Character Assessment.
 - the historic environment must be supported through maintaining local vernacular. Where there is a potential impact on cultural heritage, modern methods of site investigation should be employed to minimise the carbon footprint of research techniques.
 - The Local List needs updating. Volunteer led local list reviews that could be appointed by the LPA to undertake this work urgently. Barnet is a good example.

Chapter 11: Towns and villages

Q11a Do you agree with the proposed approach to reviewing and updating the settlement hierarchy? Are there any other factors that we should consider?

- The villages tier of the hierarchy should simply be called “villages”. “Infill” invites question of meaning and “sustainable” should apply to all tiers.
- Local service centres vary greatly in size, from just over 1,000 to around 8,000. They vary greatly in their features, density, rurality and ability to expand and should not all be treated the same. Anomalies in the current hierarchy – e.g. Wilmslow and Handforth are in the same category; as are Mobberley and Bollington.
- There is no justification for introducing an extra tier.

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- The focus of the review on the lowest tier requires further justification. There needs to be a comprehensive review of the whole hierarchy, including the higher tiers.
 - Given the possibility of new planning legislation identifying designations of new towns and settlements, aligning local designations with new national categorisation systems may be desirable.
 - The methodology should also take into account the quality of existing services, for example if the school cannot expand or the rail services are already full.
 - Proximity of other planning considerations such as Jodrell Bank and Manchester Airport should be included in the assessment.
 - The amount and status of Green Belt in a village, the extent of Conservation Areas, and the extent of available land should also be considered.
 - The assessment should consider the sites put forward and the potential of these to offer additional services to support increased levels of growth. Settlements could be elevated up the hierarchy where improvements could be made.
 - Up to date data should be used, and the Census data is already out of date.
 - The assessment should also consider which settlement have the potential for larger scale urban extensions.
 - The assessment should also take account of all significant employment locations within the borough, including the number of jobs at each to help give a balanced view about the relative levels of job access and sustainability across the area.
 - The list of key services and facilities should include a medical centre (large building providing a range of services), instead of the list of local services including a doctor's surgery.
 - The presence of a bank/building society should be removed from the criteria as there has been a significant change in banking services with the move to online and telephone banking.
 - Cycle routes are not always feasible in towns and should not be included in the criteria.
 - The assessment should include consideration of private schools as well as state-funded ones as they provide education to a significant proportion of the local population.
 - The 2021 travel to work census data should not be overlooked because it took place during the coronavirus pandemic, as it will show if there are settlements

that have a higher proportion of the population able to work at home, and potentially more self-contained and less reliant on commuting.

- The methodology should not seek to allocate settlements to tiers based on existing population size as this does not allow for consideration of other factors such as the availability of services, transport connections or employment opportunities.
- The assessment of population data should grade settlements on a ratio of services to population size. The methodology states that “a larger population is generally able to sustain a greater level of services and facilities, retail provision, public transport and employment provision within a settlement” but this is not the case due to the varying levels of deprivation in the borough.
- The assessment should also consider employment opportunities nearby, but outside of the settlement (such as at Alderley Park and Wardle Employment Improvement Area).
- The assessment should take account of the growth that has happened in recent years. Assess how settlements have been enhanced and how any infrastructure/community facility needs have fallen behind.
- A topic paper should be published on the updated hierarchy, showing a breakdown of the scoring and explaining instances where professional judgement has been applied.
- The results of the scoring exercise should be respected, and only in particular circumstances should professional judgment be used, and the classification depart from the scoring system. Where settlements are borderline, weighting should be applied to the most important factors, such as presence of services and facilities, and accessibility.
- There could be an additional factor that scores settlements based on proximity to and availability of links to other settlements.
- Settlement profiles should be updated to determine changes linked to the
- There should be an analysis of demographics in each settlement, such as age profile and working age population.
- The review should take into account areas that are severely affected by deprivation as the provision of new development can help to regenerate them.
- Policies emerging from the review of settlements should take account of the need to direct development to sustainable locations.
- The new plan should continue to direct the majority of new development to the upper tiers of the settlement hierarchy.
- Protect settlements as they are and stop trying to expand them.

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- Growth should be directed to the most sustainable settlements, especially those with a high level of public transport provision.
 - Disproportionate growth in any location has the potential to place a strain on existing water and wastewater infrastructure. Therefore, when considering growth proposals, it is good practice to ensure that growth is proportionate to the location.
 - There needs to be clarity on how development in other rural settlements will be considered.
 - Policy should state that development on the edge of infill village is unsustainable development and only permitted as exceptions, or on brownfield sites.
 - A number of local service centres could be designated as key service centres, and a number of key service centres could be designated as principal towns. Larger settlements in the other settlements and rural areas tier should be moved up the settlement hierarchy.
 - Cross border settlements should be considered and included in the hierarchy, even where the centre of the settlement is outside of the borough.
 - Major settlements such as Crewe should sit at the top of the hierarchy and accommodate the most new development.
 - The settlement hierarchy should be revised to reflect the opportunities presented by focussing more growth in Crewe.
 - Macclesfield should remain as a principal town.
 - An acknowledgement of Alsager's superior settlement location and characteristics may allow it to take on a more prominent role than other settlements in the same classification.
 - Alsager should continue to be identified as a key service centre and be a focus for future development.
 - The figures for Alsager should include the new warehouses and Sainsbury's site, and employment at Radway Business Park should be included. The links to nearby settlements and the proximity to Stoke-on-Trent and major employment sites needs to be taken account of.
 - Congleton shares many similarities with Crewe and Macclesfield, and should be elevated to a principal town.
 - Handforth should not drop below its current level in the hierarchy.
 - Knutsford should remain as a key service centre.

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- Nantwich should remain as a key service centre and focus for growth in the new plan.
 - Poynton has had money spent on its town centre and bypass whereas Macclesfield has not had similar investment, despite being a principal town.
 - Poynton should be identified as a key location for growth, based on its accessibility, infrastructure and services/facilities.
 - Poynton should be reclassified as a local service centre due to the council policy of removing or reducing most of its services, including close of household waste centre, failure to invest in the leisure centre, and reduced public transport.
 - Wilmslow should remain as a key service centre.
 - Alderley Edge should be re-categorised as a key service centre, or as a separate higher tier of local service centres.
 - Bollington should remain as a focus for growth in the new plan.
 - Goostrey is wrongly categorised as a local service centre and the data for Goostrey should be based on the parish or the village, not the larger lower super output areas. Goostrey is constrained by Jodrell Bank. Services in Goostrey have been reduced since the last assessment. A previous Head of Planning Strategy noted that Goostrey should not be a local service centre.
 - Holmes Chapel should be re-categorised as a key service centre, or as a separate higher tier of local service centres.
 - Prestbury should maintain its position in the settlement hierarchy.
 - Shavington should maintain its position in the settlement hierarchy.
 - Adlington should be recognised as a higher order settlement, with further consideration given as to how its boundary is defined.
 - The centre of Gawsorth village should continue to be an infill village and the area outside this should be a rural area.
 - Wybunbury has a population of 5,700 and should be a local service centre.
 - Broomeedge should be recognised as an infill village.
 - Wardle and Barbridge should be identified as an infill/sustainable village.
 - The council should review whether Alderley Park should be considered as a named settlement in the hierarchy.

- The review should consider how the Handforth Garden Village fits into the hierarchy. The garden village should be included on its own, not as part of Handforth.
- The review should consider how the South Cheshire Growth Village fits into the hierarchy.
- Higher Hurdsfield, Lyme Green Business Park, Lyme Green, Site LPS 13 'South Macclesfield Development Area', Site LPS 15 'Land at Congleton Road, Macclesfield', Site LPS 16 'Land south of Chelford Road, Macclesfield', Site LPS 17 'Gaw End Lane, Macclesfield' and Safeguarded Land LPS 19 'South West Macclesfield' should be included as part of Macclesfield.
- The current settlement hierarchy is discriminatory as all residents pay council tax so should be treated equally. Targets for local service centres were aggregated and Holmes Chapel accommodated more development than was equitable.
- Instead of carrying out a settlement hierarchy review, the council should ask whether one is necessary and instead focus on other issues such as a comprehensive look at the areas in towns and villages where residential development could take place including town/village centres, employment land allocations, existing employment site, redundant HS2 sites; as well and looking at the viability of residential allocations including safeguarded land, updating the local list of historic buildings and introduce local design guides.

Q11b Have we identified the right matters to take into account when considering the distribution of development across the borough? What else should be considered?

- Other matters suggested for consideration include:
 - Adequacy of road infrastructure, highway safety.
 - Planned infrastructure investment/ability for development to support infrastructure investment.
 - Proximity to Jodrell Bank
 - Proximity to Manchester Airport
 - The availability of land with limited physical or other constraints
 - The ability of sites to deliver significant benefits
 - The distinctiveness of each settlement and whether it can accommodate development without erosion of its character
 - The socio-economic needs of each town, looking at deprivation and joblessness.
 - Qualitative and quantitative analysis of commercial/employment sectors' needs.
 - Health and wellbeing requirements
 - Addressing the climate emergency, achieving carbon neutrality
 - Development viability and market attractiveness of locations
 - The existing size of settlements
 - Water stress arising from climate change

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- Potential impact on the qualities and opportunities of the canal/towpath network
 - Access to public transport
 - Impact on Jodrell Bank
 - The opportunity to deliver large-scale new development, through sustainable urban extensions or new towns.
 - Social and economic equity.
 - The weighting of factors will be important when considering the distribution of development. Viability and Green Belt issues should be afforded most weight.
 - The distribution of land should also consider any proposed changes to the planning system.
 - Locations where land can be re-allocated should also be considered, such as underutilised retail/employment areas.
 - The amount of brownfield and urban land will need to be informed by an urban capacity study.
 - Much of the available brownfield land is likely to come forward as windfall development and the availability of brownfield land should not be a factor in the distribution of development.
 - The availability of safeguarded land should also be taken into account.
 - Each settlement should grow proportionately, e.g. 20% increase in dwellings for principal towns; 15% increase for key service centres, 10% increase for local service centres and 5% increase for villages.
 - The evidence related to each factor that influences the distribution of development should be made available in a transparent way and kept up to date.
 - Housing and employment growth must be aligned within each settlement.
 - Growth in the north of the borough should not be constrained by the Green Belt designation. Housing needs should be assessed using two broad housing market areas covering the north and the south of the borough.
 - Strategic green gap designations should not influence the distribution of development.
 - Local green gap designations should not influence the distribution of development.
 - Distribution should also be informed by an updated Landscape Character Assessment.
 - The distribution of land should be aligned to the council's wider objectives, such as the economic development strategy.

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- The distribution of development should also recognise that unique development opportunities arise where specific geological conditions allow, including underground energy storage in salt caverns.
 - The smaller settlements should be a greater focus for growth, each with their own settlement-specific targets / minimum housing requirements.
 - The plans needs to identify sufficient employment land to serve the needs of the west/southwest of the borough and wider rural hinterland.
 - The resulting figures for each settlement as minimum figures, rather than setting an upper limit that would prevent sustainable sites from coming forward.
 - Individual figures should be set out for each local service centre as well as key service centres and principal towns.
 - Development should be focussed on principal towns such as Macclesfield. Application of the factors identified show that Macclesfield should receive a greater share of growth than most other settlements.
 - Distribution of development should also reflect regeneration priorities and local economic strategies, and Crewe should take a greater share of development than other settlements.
 - A higher level of growth should be accommodation in the largest settlements (such as Poynton), commensurate to their size, role and function.
 - Congleton has a high level of services, retail and employment provision and has had previous high levels of growth. It should have further housing and employment growth directed to it.
 - A higher level of growth should be apportioned to the borough's largest settlements, including Knutsford.
 - There should be a focus on delivering large allocations in larger towns such as Sandbach.
 - There should be a focus on delivering large allocations in larger towns such as Nantwich.
 - The current plan has an imbalance of housing and employment provision in Alsager, and the new distribution of housing should be uplifted to Alsager to account for this.
 - The plan should also consider whether growth in a settlement can help to alleviate existing issues. For example, growth at Holmes Chapel could include a relief road. Holmes Chapel should take a greater share of growth than the other local service centres.

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- There is limited ability to deliver new housing in Prestbury under current policies and the new plan should ensure that it can accommodate some growth in the next plan.
 - Alderley Edge is a sustainable and appropriate location to deliver further growth.
 - Sufficient development is needed in local service centres such as Audlem.
 - Sufficient development is needed in other settlements and rural areas such as Winterley.
 - There is limited ability to deliver new housing in Hough under current policies and the new plan should ensure that it can accommodate some growth in the next plan.
 - There is limited ability to deliver new housing in Brereton Green under current policies and the new plan should ensure that it can accommodate some growth in the next plan.
 - The distribution of development should allow for plan-led development in the other settlements and rural areas.
 - Put residents' future development needs first, not landowners or developers.
 - Development on the edge of settlements must include provision for key services.

Q11c How can the local plan best support and encourage the re-use of previously developed and urban land whilst making sure that sufficient development comes forward to meet needs?

- By ensuring the brownfield register is up to date.
- A brownfield audit should be carried out and the land availability assessment should be kept up to date. There should be a comprehensive survey of brownfield sites in all towns and villages.
- Work with town and parish councils to identify brownfield sites.
- Critical analysis of the potential for windfall sites to come forward. The previous plan underestimated the capacity.
- An urban capacity study and viability study are needed to understand the deliverability of brownfield sites.
- By encouraging higher densities where appropriate to the character of the area.

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- The new plan should promote a permissive approach to previously developed land, actively promoting its re-use.
 - There should be a presumption in favour of re-using existing buildings (subject to design and heritage).
 - By promoting pro-active use of masterplanning, compulsory purchase and other planning tools.
 - Prepare development briefs for key sites such as former mill buildings where they have been long unused, underused or vacant. Implement a fast-track application service for such sites.
 - Provide greater incentives for the re-use of derelict and abandoned sites, forcing either improvement or sale.
 - Highlight the tax incentives for brownfield land development.
 - Review Green Belt boundaries to exclude existing developed areas adjacent to settlements, to remove the uncertainty for development and to free-up smaller infill plots.
 - Refuse any sites on greenfield land. Mandate the re-use of brownfield sites before undeveloped land is used.
 - The use of brownfield land should be prioritised in the site selection process.
 - Open Mosaic Habitat (OMH) is often found on brownfield sites. If present on site, the Statutory Biodiversity Metric requires it to be replaced 'like for like', and development of brownfield sites may result in deficit of OMH with a shortage of supply nationally. In exceptional circumstances, a greater enhancement of biodiversity can be agreed instead, but innovative on site solutions such as inclusion of green roofs and creation of OMH can assist.
 - Brownfield sites should be allocated for development rather than relying on the land availability assessment and brownfield register. Allocations should be flexible to account for market/economic changes that may necessitate alternative land uses coming forwards.
 - By co-ordinating infrastructure to bring forward more brownfield sites.
 - The council should have a dedicated team to bring forward brownfield development opportunities.
 - Remediation costs are often significant and to bring sites forward, some fiscal benefits should be facilitated (e.g. review brownfield CIL contributions).
 - Include flexible policies to allow sustainable development to come forwards outside of defined built-up areas.

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- Policy requirements should not automatically be relaxed to enable brownfield land to come forward and where brownfield land cannot meet minimum policy requirements, then greenfield land should be allocated instead.
 - Brownfield sites are often unable to deliver the same benefits as larger greenfield sites. Brownfield sites may not be able to deliver affordable housing and other requirements.
 - There needs to be a realistic and measure approach to the contribution that brownfield land can make to the housing land supply.
 - Employment sites should not be released for housing where there is demand from viable businesses to retain them.
 - The term “previously developed and other urban land” should be described as “previously developed land”, otherwise it excludes previously developed land in rural areas.

Q11d Have we broadly identified the right matters to take into account when considering which sites to include in the local plan? What else should be considered?

- Need to consider the proximity to and impact on Jodrell Bank.
- Consider the proximity to Manchester Airport.
- Need to consider how to assess whether services are fit for purpose to accommodate extra demand.
- Green Belt considerations should not trump all other planning considerations and should not automatically prevent sites from being considered.
- Safeguarding of minerals infrastructure should be considered in the site selection as well as safeguarding mineral resources.
- The existing strategic green gap designation should not be used to inform the site selection, as it was set 24 years ago and has not been subject to a full review since.
- When assessing sites against the existing development plan policies, consideration must be given to how up to date the policies are.
- Flood risk information should reflect real events of recent years and not out of date Environment Agency information.
- The potential impact on the qualities and opportunities of the canal/towpath network should be recognised.

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- The site selection methodology should consider the suitability and viability of sites to provide affordable housing, including opportunities to deliver affordable housing above the minimum policy thresholds.
 - The ability for a site to provide elderly persons housing should be considered.
 - Biodiversity should also be considered.
 - Development sites should not be in locations that would sterilise possible future passenger or freight rail links, such as new Metrolink lines or rail links to minerals extraction areas.
 - When selecting sites, the council should not consider matters that do not need to be considered, such as whether a site is visible from the Peak District National Park Fringe.
 - The site selection should also consider the ability of sites to contribute to economic growth.
 - The site selection should be informed by a full Green Belt review.
 - When selecting sites, there should be consideration of local nature recovery strategies and early engagement with consultants in relation to biodiversity net gain
 - It is not clear what weight is to be placed on each of the site selection factors. Proximity to existing employment opportunities, public transport networks and active travel connections to services and facilities should be given greater weight.
 - Accessibility of sites to adequate education and medical facilities is paramount.
 - Key factors are local infrastructure, heritage, character, and the natural environment.
 - There should be greater emphasis on the protection of agricultural and horticultural land.
 - The site selection methodology should consider housing need and demand.
 - Standard templates should not be used to select sites as different development proposals have different site requirements. Considerations for site selection should be specific to the type of development for which sites are being sought.
 - Site allocations should be small.
 - The site selection process should consider key strategic locations for larger scale land release.

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- The site selection should identify a wide range of sites that meet a variety of needs.
 - The new plan must seek to identify and allocate new sites for retail.
 - Previous draft allocations should be given priority as they were previously considered to be sound and deliverable.
 - Existing sites allocated in the current plan that have not been fully delivered should be subject to review to establish whether they remain suitable, available and deliverable.
 - Safeguarded land should be given priority in the site selection process.
 - The site selection process should consider undeveloped land adjacent to existing development allocations.
 - The site selection process should consider sites in the other settlements and rural areas.
 - The assessment needs to be more nuanced than just a box ticking exercise; any conflict with a selection criterion needs to be given full consideration and a weighting exercise undertaken.
 - The site selection should also factor in the number of likely windfall sites, based on past trends.
 - There is too much reliance on the call for sites. The approach should consider first where development would be most appropriate to then act as a basis for discussions with landowners about whether land could come forwards.
 - The site selection process should involve local communities and town/parish council to benefit from their local knowledge and ensure the right sites are allocated.
 - The council should await details of changes to the planning system as these will influence the site selection.
 - The starting point should be to assess site suitability on a policy-off basis, excluding environmental designations such as flood zones and SSSIs, then the location of sites in terms of the most sustainable settlements in the hierarchy should be considered, then the number of sites required for each settlement should be considered.
 - The previous site selection did not consider viability, ecology, or a restrictive covenant when selecting Site LPS 38 'Land south of Longridge'

Q11e How can the local plan support existing and/or proposed community facilities?

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- The plan should include a policy for new development to be in locations well served by community facilities, or which can be made to be well served as part of the development.
 - Community facilities should be protected from development; policy should resist the change of use or loss of any facilities (including public houses).
 - Community facilities should be supported with S106 and CIL monies. Aim to secure investment to support community facilities.
 - The plan should be supportive of neighbourhood plans.
 - Allocate viable and deliverable sites that can contribute to community facilities and infrastructure.
 - Large urban extensions/large scale sites are most likely to be able to provide new community facilities or invest in existing ones.
 - Various sites submitted could, if allocated, deliver a variety of community facilities.
 - Make sure that space is available for a community hub in all large housing schemes.
 - Have a policy that is supportive of changes of use to community facilities.
 - Where healthcare facilities are included in the definition of community facilities, policies seeking to prevent their loss can impact on the NHS's ability to deliver essential facilities and services for the community as it needs flexibility with regards to the use of its estate, including the disposal of redundant sites and properties for best market value. The plan should state that where healthcare facilities are formally declared surplus to the operational healthcare requirements of the NHS or identified as surplus as part of a published estates strategy or service transformation plan, there will be no requirement to retain any part of the site in an alternative community use.
 - The needs of urban and rural areas should be considered.
 - Evidence prepared should identify the existing facilities in each settlement and identify opportunities to provide new facilities.
 - Work with town/parish councils and communities to assess community needs and opportunities, and audit existing facilities – identifying capacity issues, facilities at risk and future needs. The outputs should be supported through policy and used to secure developer contributions.
 - Grouping facilities together in one building can result in better, more cost efficient services.
 - Provision of local transport such as bus services to enable people to access essential facilities.

- Provide free car parking.
- Collect garden waste without extra charges.
- Re-instate local waste recycling centres.
- Community facilities such as banks, cash machines, post offices and public lavatories have declined everywhere, alongside the retail offer, maintenance of roads, public drains and the public realm.
- Sports facilities should be recognised as community facilities.
- Urge central government to reduce the burden of business rates on public halls.
- Allocate funding for grants towards improving community facilities, particularly those supporting the elderly, infirm, those with special needs and public halls.
- There should be an annual referendum on how taxes are spent.
- Large scale housing sites have largely failed to deliver community facilities and infrastructure, despite promising them in the initial masterplan.

Q11f Are there any specific issues in your town, village or local area that the new local plan should help to address? Please tell us what the issue is, which town or village it affects and how you think the new local plan could help to address the issue.

- Crewe:
 - Provision of trams within the town and to Nantwich
 - There is a need for housing, employment, sports and local centre uses, which could be delivered by allocating a particular site that has been submitted.
 - The Crewe Town Investment Plan identifies that there is a high proportion of residents without any qualifications and basic skills only; 6 out of 13 areas of the town are in the 10% most deprived nationally; high town centre vacancy rates; insufficient town centre attractions; and lack of grade A office spaces. Success of investments in these areas will depend on the continued growth of Crewe to ensure increasing patronage and footfall.
 - There is a need to consider a 'Plan B' to HS2, to recapture the investment and economic future that have been lost.
 - The allocation of a particular site submitted could deliver affordable homes, elderly care accommodation, new homes, cope for key worker homes, new allotments, large area of public open space, a circulatory route that could be used by local bus services in the future.
- Macclesfield:
 - Road infrastructure

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- Many public facilities in the town centre are difficult to access on foot or by public transport and have little or no car parking, such as West Park Museum, the library, the tourist information centre and Macclesfield Town Hall.
 - A large sum of money needs to be spent on West Park Museum to bring it up to modern standards.
 - Many facilities in Macclesfield library and town hall are at first floor level, making access difficult, despite the lifts.
 - Views to the Peak District foothills need to be opened up from the town.
 - Regeneration of Macclesfield town centre should include a large municipal development, including a new museum, library, multiscreen cinema and a café with a view – located between Mill Street and the southern section of Queen Victoria Street, close to the railway station, bus station, car parks and with views to the hills.
 - Alsager:
 - Development needs coupled with lack of available land supply limits the ability to grow and meet the demands of residents and the wider borough. This should be addressed by reviewing the settlement boundary, potentially expanding to include additional greenfield land at the edge of the settlement.
 - Aspirations are set out in the Alsager Neighbourhood Plan.
 - Knutsford:
 - New medical centre and community care hub; the plan should support a new combined medical centre at the site of the hospital on Bexton Road.
 - New primary school(s)
 - Security of tenure for sports clubs; improved sports facilities.
 - Addition toucan crossings
 - More reliable rail services
 - More frequent bus services, a bus to Holmes Chapel
 - More community meeting places
 - Separate leisure centre provision to the secondary school
 - Improved pavements in Top and Bottom Street
 - Guarantee the future of the Longridge local wildlife site as a nature reserve; return site LPS 38 'Land south of Longridge' to the Green Belt.
 - Provide a footpath along Birkin Brook
 - Closure of King Street to traffic at weekends
 - Housing affordability is a significant issue
 - The need for additional town centre car parking should be supported, which could be by way of a multi-storey car park, with funding from developer contributions.
 - Aircraft noise is of concern to Knutsford residents (particularly at night) and affects the deliverability of sites in northeast Knutsford. The new plan should update Policy ENV 13 'Aircraft noise' and retain Policy INF 4'Manchester Airport'. The plan should monitor the impacts of future

airport passenger growth and reflect the implications of the Future Airspace project; flight paths could be re-routed over the sparsely populated Tatton Park area.

- Aspirations are set out in the Knutsford Neighbourhood Plan.
 - Traffic congestion is an issue that could be improved by traffic signals co-ordination (ImFlow system).
 - Socio-economic disparities within the could be reduced by identifying and progressing improvements in the northeast of the town, such as employment and training provision at Parkgate Industrial Estate/Longridge Trading Estate, local retailing and environmental improvements, and public realm works – funded from S106 and CIL.
 - Need to maximise urban capacity, such as mixed-use development of King Street car park, town centre residential uses above shops, conversions of commercial premises to residential units, surplus land at the community hospital once the new health centre has been developed, potential capacity for development at Princess Street and Tatton Street car parks.
 - Additional convenience goods retailing is needed.
 - Additional employment land is needed.
 - Additional homes are needed.
 - There is an ageing population.
 - The allocation of various sites submitted could deliver a new sports village, residential-led mixed use development, scope for commercial and community uses, housing development, employment development, local retail provision.
- Middlewich:
 - Stop building houses
 - Provide more doctors and dentists
 - Reduce traffic congestion and provide an eastern and southern bypass
 - Provide a railway station and improve public transport
 - Provide free parking for the town centre
 - Implement the town vitality plan
 - Preserve heritage and canals
 - Provide a suitable leisure centre for the town
 - Provide a youth club and staff
 - Improve footpaths and walkways for disabled residents
 - More special educational needs provision
 - Improve road surfaces
 - Promote Middlewich better through media platforms
 - Improve street signs
 - Create more biodiversity projects
 - Improve community buildings
 - Secure space for sports facilities and playing fields
 - Nantwich:
 - Provision of a bypass for south Nantwich
 - Provision of trams within the town and to Crewe

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- Pedestrianisation schemes in the town centre
 - Additional cycleways
 - A park and ride scheme
 - Land supply is reducing, there is a need for housing, and there is a need for affordable housing. These could be delivered by allocating various sites that have been submitted.
 - Poynton:
 - It is likely that the available sites in Poynton will be developed by the end of the plan period and more sites will need to be allocated.
 - Sandbach:
 - There is a need for housing, primary school provision, sports and recreational uses. These could be delivered by allocating a particular site that has been submitted.
 - The supply of housing land is almost exhausted, and there is a need for affordable housing and older persons accommodation. Therefore, new allocations are needed. The allocation of a particular site submitted could deliver C2 accommodation and housing.
 - Wilmslow:
 - Redesign of the town centre in line with the vitality plan
 - Redirection of HGVs away from the town centre to better use the A555 and A34, using weight limits and early direction signage
 - Provision of a multi-storey car park at Broadway Meadow
 - Development of key sites to bring new residents into the town centre.
 - Further aspirations are set out in the Wilmslow Neighbourhood Plan.
 - The supply of housing land is almost exhausted, and there is a need for affordable housing. Therefore, new allocations are needed.
 - Alderley Edge:
 - Allocation of housing development sites to address the high level of housing need
 - Audlem:
 - There is a need for housing, which could be delivered by allocating a particular site that has been submitted.
 - Bollington:
 - The new plan should give priority to the requirements of the neighbourhood plan.
 - The supply of housing in Bollington has been exhausted, there has been a loss of employment and there are unmet development needs which could be alleviated by providing for future growth and allocating further sites for development.

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- Chelford:
 - There are only 4 housing commitments in Chelford, and the safeguarded land should be allocated for development.
 - Disley:
 - The A6 through Disley dominates the village due to the volume and speed of traffic, causing noise, congestion and pollution. The 199 bus runs half hourly between Buxton and Stockport but there are no buses to New Mills, Marple or Poynton. There should be a new cycleway to Poynton and a review of the A6 corridor.
 - Goostrey:
 - Change the erroneous categorisation as a local service centre.
 - Development needs coupled with lack of available land supply limits the ability to grow and meet the demands of residents and the wider borough. This should be addressed by reviewing the settlement boundary, potentially expanding to include additional greenfield land at the edge of the settlement.
 - Holmes Chapel:
 - Aspirations are set out in the Holmes Chapel Neighbourhood Plan
 - Road congestion is an issue that could be alleviated by developing a mixed-use urban extension to the west of the settlement, which would allow for the creation of a relief road that would eventually connect Middlewich Road with London Road and give access to the secondary school and leisure centre.
 - There is a need for housing, which could be delivered by allocating a particular site that has been submitted.
 - Prestbury:
 - Introduction of car parking charges will undermine the shops, restaurants, businesses and other community facilities such as the church.
 - Closure of Bollington household waste site.
 - Introduction of a 20mph speed limit through the village centre.
 - Sympathetic improvements to the junctions with the A523.
 - Appropriate use of enforcement powers.
 - Maintenance and repair of roads and footpaths.
 - Shavington:
 - The allocation of a particular site that has been submitted could deliver affordable homes, elderly care accommodation, new homes, scope for a new primary school if required, scope for medical/GP practice if required, outdoor sports facilities and playing pitches, new bus stops,

an extensive area of informal open space, children's play area and amenity space.

- Ashley:
 - The allocation of a particular site that has been submitted could deliver (depending on the scale of allocation): improved connectivity, new residential development, new employment development, key social infrastructure, car park/drop off points for the railway station, local shops and other local facilities, a primary school, improved sports provision, extension of tram/train links through Altrincham/Hale/Ashley to Manchester Airport, a new motorway junction on the M56, potential for Northern Powerhouse Rail station for Manchester Airport.
- Gawsworth:
 - Increased protection for peatland moss areas is needed.
- Winterley:
 - There is a need for care and retirement accommodation, which could be delivered by allocating a particular site that has been submitted.
- Bradfield Green:
 - Parish council applying for planning permission on land donated to the community and prone to flooding.
- Church Lawton:
 - There are 3 infill villages (out of 35) in the parish and the current local plan includes a housing figure of 2,650 for the rural areas (excluding Alderley Park). This indicatively equates to 75 homes per infill village and 225 for Church Lawton Parish (as it has 3 infill villages). This is an unsustainable growth strategy for a rural area, given the lack of facilities and infrastructure.
- Mottram St. Andrew:
 - Improvement of mobile phone reception
- Rostherne:
 - Many of the properties need investment, there has been a loss of some key village services, and the infrastructure needs upgrading. These issues could be addressed by removing the village from the Green Belt and including a specific policy on Rostherne within the plan. This could address issues such as change of use applications, infill development, creation of new services and community facilities, rural diversification, improved sports and outdoor recreation, education and cultural access to the countryside, renewable and low carbon energy generation,

sensitive electric vehicle charging solutions, mobile and broadband connectivity, and sustainable drainage systems.

- Wardle and Barbridge:
 - The allocation of a particular site submitted could deliver affordable homes, new homes, employment uses, scope for local retail, scope for community uses and outdoor sports facilities and playing fields, new bus stops, a remembrance orchard, a new local area equipped for play (LEAP), a new neighbourhood area equipped for play (NEAP) and an extensive area of green infrastructure and biodiversity net gain.

Q11g Are there any other matters related to towns and villages that the new local plan should consider?

- Village design statements produced prior to the current local plan should be updated and adopted as Supplementary Planning Documents.
- Provision of public transport should be a priority, as new health facilities will not be built in villages, regardless of what the plan says.
- There needs to be clearer definition of settlement boundaries and how they are protected.
- Settlement and infill boundaries need to be more flexible so that additional growth can be accommodate within settlements over the plan period.
- The plan should include a windfall policy that supports development adjacent to settlement boundaries but well-related to the built form of a settlement.
- Smaller settlements such as Scholar Green have not had site allocations in the last plan, which constrains supply, and the new plan should allocate small-medium size sites on the edges of villages.
- Currently identified safeguarded land should be considered for housing development in the first instance.
- The new plan should afford greater opportunities to smaller settlements to sustain themselves going forward,
- Green Belt boundaries should be reviewed to remove existing developed areas adjacent to settlements from the Green Belt.
- Neighbourhood plans are not always given appropriate weight when determining applications.

Chapter 12: Rural matters

Q12a What policies should be included in the new local plan to support the role of agriculture in Cheshire East?

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- The plan should not include any measures that prevent farmers from producing food; it should support farmers and regenerative farming.
 - All best and most versatile agricultural land should be protected, as well as land in Grade 3b of the Agricultural Land Classification. Brownfield sites should be used for development instead of agricultural land.
 - Quarries should be returned to agriculture for food production once extraction has ended.
 - Policies should support agricultural diversification.
 - Policies should support re-wilding of farmland.
 - The re-use of agricultural buildings for residential development has changed the character of rural north Cheshire. There should be increased consultation on prior approval applications for permitted development. Where redundant farm buildings have been re-used/redeveloped for other purposes, no further applications for farm buildings on that farm should be permitted.
 - New dwellings for agricultural workers should be supported and occupation conditions should be properly enforced.
 - The plan should support more allotment provision and market garden-type enterprises to support a move away from mass industrialised agriculture towards smaller-scale sustainable food production,
 - Policies in the current plan are inconsistent in their support or restrictiveness for economic development in rural areas.
 - The plan should make provision for agri-tech and modern farming methods, including the provision of modern horticulture, multi-layered farming, sufficient employment land and storage facilities, and sufficient accommodation for the workers.
 - Grant schemes and financial support should be available to those who apply for them.

Q12b What policies should be included in the new local plan to protect the best and most versatile agricultural land? How can the plan also recognise and promote the benefits of other agricultural land?

- The plan should safeguard the long-term capability of the best and most versatile land as a resource for the future in line with the NPPF (2023) ¶180. Policy should prevent development on the best and most versatile land.
- The plan should not include any policy on protecting best and most versatile land, as this is more appropriate for national policy.

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- Policy should recognise agriculture as an important part of the local economy.
 - The site selection methodology should prefer brownfield sites and if greenfield land is needed, only allocate development on low quality agricultural land.
 - The plan should be cautious in promoting the benefits of agricultural land as there are other competing land uses such as minerals safeguarding and biodiversity net gain sites; and the use of phosphates causes pollution in watercourses.
 - Short-term cropping for biofuel, timber, elephant grass or soil improvement should be supported.
 - Flooding and lack of sustainable drainage can impact the quality of agricultural land.
 - Agri-tech could make agricultural land more productive and could offset the loss of existing agricultural land.

Q12c What types of development should the new local plan allow for in countryside areas? What types of uses are appropriate in a rural area?

- Affordable housing in locations served by public transport would be appropriate.
- Appropriate levels of housing and employment development to meet local need should be allowed, provided the character of the area is conserved.
- The five defined purposes of Green Belt should be reviewed in the new plan and set out in a hierarchy to identify which Green Belt land should be used first.
- The plan should allow for sustainable sites in edge of settlement locations to come forwards for development.
- Limited tourism such as small scale camping/caravan sites should be allowed where close to other facilities and supports the viability of farming.
- Concern around the size of buildings and the impact of floodlighting associated with recreational uses in the Green Belt.
- Solar farms should not be allowed.
- Energy storage within salt caverns and above ground renewables should be allowed; as should proposals for power generation.
- Mineral extraction should be recognised as a use appropriate to a rural area.

- Permitted development rights should be removed from changes of use permissions so that further changes of use cannot occur.
- Uses allowable under current policies are appropriate.
- The current plan discourages investment towards rural communities on the ground that they are not sustainable locations, which causes community decline. The new plan should enable modest housing and employment development in rural areas.
- The plan should recognise the role that indoor sports and leisure facilities can play alongside outdoor facilities in supporting the rural economy.

Q12d Are there are other local plan policies that could help to support the sustainability of rural communities?

- Improvement of mobile/digital connectivity, such as phone reception and delivery of high speed broadband
- Support for district heat networks to address rural fuel poverty and the switch from fossil fuels.
- Support for development of smaller properties designed for later living, to release larger properties for younger families.
- Establish a local partnership involving farmers, landowners, non-governmental organisations to develop a vision and plan to address challenges and opportunities.
- Recognition of rural villages in the settlement hierarchy and the provision of housing in these areas to revitalise rural communities.
- Better public transport; better access to community facilities, education, health care, and other vital services.

Q12e Are there any “exceptional circumstances” that would justify making further alterations to the Green Belt boundaries in the next local plan?

- The last plan removed land from the Green Belt and identified safeguarded land. The NPPF requires Green Belt boundaries to be set for the long term and any further changes would be contrary to this requirement.
- The need to identify housing supply should not be an exceptional circumstance.
- The council should fully-consider all potential exceptional circumstances in the preparation of the plan. These may include housing needs, employment needs, key transport infrastructure needs, social and community infrastructure needs, review of villages washed over by Green Belt.

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- An updated Green Belt assessment will be needed, given that the previous assessment was completed nearly 10 years ago and the context surrounding settlement edges has changed considerably.
 - Development growth in the north of the borough remains highly constrained by Green Belt. There may be exceptional circumstances, depending on the length of the plan period, the spatial distribution of development, and the extent of non-Green Belt land available for development.
 - An urban capacity study and viability assessment should be undertaken to understand the capacity and deliverability of brownfield sites and land in the urban area.
 - It is unlikely that there will be enough suitable brownfield or under-utilised sites to meet housing need across the borough in full. In the north of the borough, there are exceptional circumstances to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences for sustainable development of not doing so.
 - The use of safeguarded land is sequentially preferable to the release of Green Belt.
 - The suitability and deliverability of existing safeguarded land should be considered.
 - Once housing numbers and the distribution of development are confirmed, any areas of safeguarded land not needed for development in the next plan period should be returned to Green Belt.
 - The safeguarded land was identified to provide between 8-10 years of development, so these would be used up before the end of the new plan period. If insufficient, a review of Green Belt boundaries will be needed, including identification of more safeguarded land.
 - The housing requirement should not be reduced below the current 1,800 dwellings per year and its distribution should be rebalanced so that the north of the borough accommodates more development, where there is a high concentration of major employers and commuter locations serving the regional centre.
 - There is already 11 years supply of housing land, and the annual housing figure has been significantly reduced so there appears to be sufficient housing land for well into the 2030s, without any consideration of brownfield sites, town centre, employment sites or safeguarded land.
 - Green Belt release is needed in response to acute housing demand and affordability issues in the north of the borough.
 - Green Belt release is needed to support the vitality of settlements surrounded by Green Belt.

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- Attempts to force housing into Green Belt areas on the grounds of sustainable development are ill considered and unnecessary.
 - Settlement boundaries in the most sustainable locations should be reviewed to capture opportunities for sustainable and proportionate growth. Developed areas adjacent to settlements should be removed from the Green Belt.
 - All alternatives to Green Belt release should be considered first, including meeting need on land beyond the Green Belt, such as in new sustainable communities.
 - Given current development pressures, consideration should be given to extending the South Cheshire Green Belt to include the areas around Crewe.
 - The plan should include policies to positively enhance land in the Green Belt, including compensatory improvements to environmental quality and accessibility of the remaining Green Belt where land is removed from it. Green Belt land can often be degraded 'urban fringe' landscapes and there will be opportunities to deliver environmental benefits such as landscape enhancement, habitat creation and improved access to nature.
 - Development should be allowed within the boundaries of small villages within the Green Belt to allow diversification for farmers and rural businesses in keeping with the needs of the community.
 - Site LPS 38 'Land south of Longridge' should be returned to the Green Belt.
 - Safeguarded land LPS 59 'Land at Upcast Lane/Cumber Lane' is part of the Lindow Moss landscape and considerations should be given to its removal from the plan or include criteria to guide new development to minimise impact on the landscape.
 - The peatland sites south of Macclesfield should be returned to Green Belt to protect them from development.
 - Green Belt release around Macclesfield is needed as there is an insufficient supply of brownfield land and delivery concerns for the existing allocations and safeguarded land.
 - Land adjacent to 52 Whirley Road, Macclesfield should be removed from the Green Belt.
 - Land adjacent to Wilmslow, south of Adlington Road should be removed from the Green Belt.
 - The Nab Works site should be removed from the Green Belt or failing that, the plan should include a supportive policy for its development.
 - The existing allocation and identification of previously developed land at Alderley Park should be maintained in the next plan.

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- ‘Very special circumstances’ for development in the Green Belt have been demonstrated for the Tatton Services Site and the new plan should include this as an allocation.
 - The Green Belt around Poynton is particularly vulnerable as it borders Greater Manchester to the north and west; Macclesfield Canal Conservation Area and the Peak Fringe to the east; and land to the south is vital to stop urban sprawl spreading into Adlington.
 - The Green Belt south Alsager should be maintained that forms part of the barrier to The Potteries.
 - There is limited opportunity for development in Adlington. The unique setting of Adlington Hall and benefits such as the train station connectivity would justify Green Belt release.
 - Various Green Belt sites have been submitted for consideration in the Housing and Employment Land Availability Assessment.

Q12f What approach should be taken to the strategic green gaps in the new local plan? Are there any other gaps that would warrant additional protection in the plan?

- The green gap designation has not been a robust mechanism for protecting undeveloped areas in the past.
- The current strategic green gaps should be maintained.
- Consideration should be given to designating the existing strategic green gaps as Green Belt.
- Small narrow areas of strategic green gap should be defined at the outer edges of Green Belt to protect the transitional boundary.
- Suggested additional areas gaps that warrant strategic green gap protection:
 - Weston-Wychwood Village/Wychwood Park
 - Shavington-Basford
 - Crewe-Bradfield Green
 - Alsager-Lawton Heath End
 - Alsager-Haslington
 - Alsager-Church Lawton
 - Knutsford-Mobberley
 - Knutsford-Mere-High Legh
 - Knutsford-Ollerton
 - Knutsford-Toft
- No further green gaps should be identified.

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- There should be a policy to protect local green gaps (such as those designated in neighbourhood plans) as well as strategic green gaps. The plan should support proposals for local green gaps in neighbourhood plans.
 - The plan should not give significant weight to local green gap designations made through neighbourhood plans. Future development needs in Sandbach are likely to necessitate a review of the local green gaps identified.
 - Green gaps are vital to the movement of animals and birds; gaps worthy of protection include railway/tram lines, footpaths, verges, streams, canals, rivers, ponds etc.
 - The continued separation of settlements in the existing strategic green gaps should not necessarily override the provision of housing where it is needed and sustainably located. The gaps should be kept under review.
 - The existing strategic green gaps designation is a blanket ban on development in otherwise sustainable locations. The new plan should not include a strategic green gap policy and rely on the open countryside policy instead.
 - The review of strategic green gap boundaries should also consider the development needs of Crewe.
 - North Crewe is constrained and development locations to the south of the town are likely to be required; allocations within the existing strategic green gaps should not be ruled out on principle.
 - The physical presence of a gap and the width of the gap is not as important as the perception of separation between settlements. Matters such as structural vegetation, the A500 road, and perceived extents of open land mean that the physical gap can be reduced without compromising the visual and perceived gap.
 - A comprehensive review of all land in the strategic green gaps should be carried out and remove any land that does not serve the purposes of green gap as set out in Policy PG 5 Criterion 3. Strategic green gaps should be subject to a holistic review looking at whether they are necessary in principle and what their extent should be.
 - It is requested that individual sites be removed from the strategic green gaps:
 - The Old Vicarage, Narrow Lane, Crewe
 - 199 Crewe Road, Shavington
 - Land rear of 199 Crewe Road, Shavington
 - Land south of A500, Shavington
 - Land west of the Alexandra Soccer Centre, Shavington
 - Depot and land west of Crewe Road, Shavington
 - Crewe Northern Gateway
 - Land at Crewe Road, Wistaston
 - Land east of London Road, Nantwich

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- Land at Rope Lane, Crewe
 - Park Road, Willaston
 - Land east of Middlewich Road, Crewe
 - It is requested that the land rear of Crewe Road and Park Lane, Sandbach be removed from the local green gap.

Q12g Are there any other rural matters that the new local plan should consider?

- Rural areas and the needs of rural residents needs to be given greater consideration. Outputs should be rural-proofed.
- Development extending beyond settlement boundaries should be avoided by better application of the open countryside policy.
- The loss of agriculture should be given greater weight when making decisions on development in the open countryside.
- Urban sprawl is resulting in significant loss to wildlife and increasing local flood incidents.
- The plan should consider a site for a country park in the east of the borough, such as the ex-quarries on Gawsorth Common.
- Limited infilling in villages should not be allowed or severely restricted as it has caused widely spaced houses to become urbanised as a strip of ribbon development, as in Higher Poynton.
- The plan should allow for more houseboats on canals and rivers.
- The council should map and work with key employers to identify public transport demands and opportunities for shared services.
- Linking of service centres would enable smaller communities to access services and employment while improving access to the countryside.
- The challenge of retrofitting existing building stock (including historic buildings) should be recognised, working with significant landlords to support and encourage retrofitting at scale.
- Consider larger community regeneration areas, looking at connectivity with the rural hinterland.
- The plan should support opportunities to deliver sustainable rural tourism, including visitor accommodation that respects the character of the countryside, even in Green Belt locations.
- The plan should recognise the role that indoor sports and leisure facilities can play in the local rural economy.

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- Need to promote easy access to the countryside for workers, cyclists, horse riders and others whilst managing potential conflicts of interest.
 - Need to maintain paths, walking and cycling routes, particularly public rights of way.
 - Need to promote green energy use.
 - Need to preserve the character of villages through design codes.
 - Need to prevent the loss of local facilities and amenities.

Chapter 13: Minerals

Q13a Should the council prepare a single local plan including minerals and waste policies, or should these continue to be progressed in a separate plan? Please give reasons for your answer.

- Single Local Plan should be prepared including minerals and waste policies will be more efficient and easier to reference. It offers the opportunity to ensure the various policies are effectively integrated, it will provide clarity on the interaction between policies and will avoid unnecessary duplication
- Consultation on a Draft Minerals and Waste Plan concluded in December 2022 covering both authorities (CE & CWaC). Question the appropriateness of pursuing a single Local Plan which covers minerals and waste given the separate joint plan is progressing.
- It would be less preferable to have a separate minerals and waste plan as opposed to a single local plan if it takes several / many years to achieve an adopted development plan (as historically has been the case). Decision makers are reliant upon determining applications against out-of-date policies which is both difficult and unhelpful.
- Continued delays to the production of a Minerals Plan are to the detriment of planning for minerals in the area. On the current timescales it will be another two to three years before sound minerals policies will be included in a plan as these will inevitably get caught up in wider planning issues. The Council should commit to delivering a separate minerals plan within the next 12 months.
- Minerals and wastes policies should be separate. Any linkage along the lines of mineral extraction providing holes to be filled by waste disposal is grossly outdated. They should be considered as two independent aspects of the economy.

Q13b Do you have any comments on the policies the council should develop to meet national requirements around the safeguarding

of mineral resources and the need to provide for a steady and adequate mineral supply?

- CEC should state as a policy position that it is necessary to achieve the more prudent use of natural resources through re-use, recovery and recycling and the use of alternative materials wherever possible.
- Support the use of buffer zones around mineral sand resource areas.
- Landbank and consumption of aggregates: The sustainability of provision from neighbouring and other relevant mineral planning authorities needs to be assessed to demonstrate that the proposed level of provision is robust for maintaining local provision of aggregates to 2041". Cheshire East is reliant on imports of construction aggregates (including sand) and the Plan needs to verify whether sources of imported mineral can be sustained over the plan period to meet local demand.
- Peat should be protected as a carbon store.
- The local plan should not support fracking and the extraction of shale gas and coal-bed methane. Coal, oil and gas should not be extracted but replaced by renewable energy.
- The Council may be incorrect in its basis for calculating aggregate sand resource needs and may be incorrect in not using the Government's national guidelines on aggregate provision.
- A key question is the appropriate extent of that flexibility which, if set out in the new local plan, should be considered at the plan's Examination which should test what is meant by the Borough's "provision for a steady and adequate supply of aggregates" (Issues Paper, paragraph 13.14). Needs for minerals will have changed since 2022, with potential over-provision of Areas of Search for Sand. The cancellation of HS2 north of Staffordshire will have reduced the previously assessed need for aggregates.
- The current sites should be safeguarded, including the inactive quarries (they are inactive, not empty, and hold resource which may be needed in the future). Where there are considerable mineral deposits and resources in the borough these should be safeguarded.
- Buffer zones should be employed to protect mineral resource and provide safe distances between potential development and mineral deposits.
- The NPPF requires mineral planning authorities to safeguard mineral resources by defining mineral safeguarding areas" and requires the safeguarding of existing, planned and potential sites for mineral infrastructure"
- Paragraph 13.6 states that "by maintaining a stock of reserves at silica sand (and other individual industrial mineral) sites of at least 10 years.". The NPPF also requires that "at least 15 years for cement primary (chalk and limestone)

and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required”

- Agrees that it is not necessary to make specific provision for coal mining in the plan. The last coal mine in Poynton closed in 1935 and there is no justification for reviving the industry locally.
- We would not support proposals to quarry sand from Green Belt land in Adlington, a short distance south of Poynton. This would lead to severe environmental damage, noise, dust and increased traffic. The extraction of sand should continue in the existing locations in Cheshire East.
- The present safeguarding arrangements within the CELPS should be refined to protect known exploitable mineral resources. Clearer guidance is required in the LP on the implications of future brine pumping and possible settlement/land slip for proposed buildings. At present, the geological investigations do not indicate where piling or other techniques will be required in relation to nearby sand deposits.
- No commentary on Lindow Moss & White Moss. There should be a commitment made in the new Local Plan to return Lindow Moss to a natural, undrained condition whereby the peatland returns to a more natural, habitat and returns to being a carbon dioxide sequester rather than an emitter. White Moss quarry must be returned to a condition whereby Alsager residents, and others would be able to treat the area as a natural habitat outdoor resource before any housing being built upon the area is considered. No explanation of ROMPS. Sand demand figures should be reduced due to no demand from HS2. Request discussion on the charging for disposal of rubble/stone at HWRC policy, consider it doesn't make sense to charge residents if we are trying to go in the direction of a circular economy.

Q13c Are there any other minerals matters or specific issues that the development of mineral policies should address in the new local plan?

- Reference to marine aggregates in policy is required
- The issue of the number of heavy lorry movements relating to quarries is never properly addressed
- New Planning Applications for mineral workings should include a baseline measurement of PM2.5. If the UK legal limit in force is already breached, then planning permission should be refused. If there is a legislated reduction in pollution levels during the timescale of the permission, then there should be a Condition for ongoing measurement and a plan to meet the reduced limits. In any event, approvals should include a Planning Condition to monitor and report against legal levels to CE Council on a regular basis. Any breaches should require immediate correction (shown by re-measurement) or shutdown of the facility.

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- Sites for Minerals should balance against the complete loss of agricultural fields especially BMV for food production, as quarries are never returned to agriculture and in that sense are completely unsustainable. The alternative of recycling/reuse should be a consideration as well as the destination and use for the quarried material.
 - An important criterion for site selection for minerals extraction and maybe also for AOS for minerals is that sites should be selected which are easily and sustainably accessed without demonstrably negative impacts on communities. Ideally, sites selected should be accessible by rail (or a new rail link), or by major roads, given the often long travel distance between mineral source and its final use.
 - Object to a policy for unconventional hydrocarbon extraction. That policy should exclude, not include, unconventional hydrocarbon extraction – and the policy should declare the Borough is “Frack-Free”. It should be made clear that the exploration for, or appraisal
 - or production of, unconventional hydrocarbons will not be allowed in Cheshire East.
 - The Council's decision to propose in the local plan a policy for unconventional hydrocarbon extraction flies in the face of its paragraph 2.4. Nor is such a decision in accordance with Parliament having declared an Environment and Climate Emergency on 1 May 2019, an Emergency recognised by Cheshire East Council. The Borough has extensive areas of land instability, with salt and sand extraction, lakes, flashes, ponds and building subsidence. Land instability will be exacerbated by seismic activity resulting from fracking.
 - Warmingham Brinefield: The plan should recognise the following in the plan:
 - The Middlewich site forms a critical component of the current operations and should be protected from inappropriate development that would potentially preclude the ability for salt to be processed.
 - The pipeline corridor that connects the Brinefield to the Middlewich factory should be protected to ensure that development does not come forward which could prevent or preclude use of the pipeline easement.
 - The policy should recognise the importance of the cavities created for storage opportunities (brine wastes, energy, gas, hydrogen, other future options etc).
 - Brine is currently extracted at Warmingham and piped to the Middlewich factory, and this remains the most sustainable and appropriate option, this approach throttles the rate at which cavities can be developed, and the policies should not preclude alternative options (e.g. disposal of brine to sea) if cavities are required for strategically important storage and the most appropriate way to deliver that is alternative cavity creation options.
 - Development in proximity to a canal and its infrastructure has the potential to adversely impact upon its structural integrity, including any impact upon cuttings, embankments and drainage adjacent to waterways. The structural

integrity of a canal, and its supporting infrastructure, is not put at risk as part of any development proposal, and any minerals development must ensure it is appropriate for its location regarding avoiding unacceptable risks from land instability. Policy provisions should ensure that there would be no unacceptable impacts resulting from minerals operations, including vibration from plant/operations, excavation, blasting, and transportation of minerals upon the stability of our waterway network and infrastructure.

- The waterway network contains a significant number of heritage assets and listed structures in Cheshire East, including canals designated as conservation areas and historic listed bridge structures. It is important to safeguard these assets in a manner appropriate to their significance and to safeguard the historic character of our waterways, and their settings, from harmful development. This includes the consideration of the potential impact of transport/haulage routes upon the structural integrity of historic canal bridges. It is important that the weight limit and capacity for historic canal bridges are considered when routing vehicles.
- The ecological value of waterways and wildlife corridors should be safeguarded to protect and enhance the natural environment within inland waterways. E.g. containment of light, dust and water pollution). New development should safeguard water quality and protect against potential contamination, including identifying any potential pollution pathways regarding minerals and safeguarding water resources. This includes safeguarding against dust emission during construction and operation.
- Waterways provide access to outdoors and nature, supporting the health and well-being of local communities. It is important that the tranquillity and contribution to green infrastructure offered by waterways is safeguarded from general noise and disturbance in any minerals operation, along with their landscaping character. The Trust's waterways are multi-functional assets which play important roles as recreational resources for local communities and supporting the local visitor economy and as wildlife habitats which provide strategic green/blue infrastructure corridors. We therefore consider it important that any potentially harmful effects of mineral development are mitigated and that opportunities to secure enhancements as part of restoration schemes are secured wherever possible.
- It would be nice if the extraction of sand somewhere in Cheshire East with good access could be concentrated so that we one day end up with a full 2000m rowing course.

Chapter 14: Waste

Q14a Should the council safeguard all waste sites or just those considered to be of strategic importance?

- Agree that it should only apply to 'strategic' sites, not smaller ones. There is a danger here of conflicting safeguarding needs (for example with Jodrell Bank,

Manchester Airport or other sensitive areas and important developments, which also need safeguarding), it would need a 'hierarchy' of safeguarding

- Safeguard all existing waste and recycling sites. Reopened closed sites to facilitate the continued improvement in recycling processing within the borough. Without local accessible sites for recycling waste, residents are either forced to drive long distances and as we have seen, often leads to fly tipping. Residents to be encouraged to recycle as much as possible.
- The seven existing HWRC should be safeguarded and kept open. The proposed intention of reducing the number of these is contrary to the principle of increasing recycling and reducing environmental effects in accessing these centres and should be rejected.
- The local plan should look to expand provision and ensure that all Key Service Centres and Principal Towns have a local HWRC.

Q14b Should the council have a dual safeguarding approach of identifying a minimum buffer around waste management facilities and infrastructure, as well as a wider buffer where this is considered appropriate?

- Such a policy should not be misused to support the closure of waste sites that are within 250 metres of existing housing or other developments.
- The council should safeguard all waste sites. The retention of only strategic sites runs counter to the council's carbon reduction, pollution recycling and climate change policies through the many thousands of extra residents' journeys to sites compared with many fewer of those for further re-purposing of waste.
- Yes, the agent of change principle must apply.

Q14c Are there any other waste matters or specific issues that the development of waste policies should address in the new local plan?

- Cheshire East have made steps to address concerns regarding their predicted shortfall to manage residual and inert waste. Although it can be said that Cheshire have only addressed these concerns in the short-term.
 - The concerns surrounding the shortfall in Energy for Waste (EfW) and non-hazardous landfill have been partially addressed; as the needs can be met until 2037 at the Kinderton Lodge Facility in Cheshire West/Cheshire Council. Also, some capacity for EfW has been identified in Halton (Runcorn EfW facility) and have two plants currently under construction in Cheshire West. However, the amount of capacity these sites will take in term of waste has not been stated.

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- We reiterate that it needs to be addressed about how much Cheshire East will be reliant on facilities outside of their borders especially in Staffordshire and Stoke on Trent
 - Policies should look to reduce the amount of construction waste (which accounts for the highest percentage of managed waste in Cheshire East) and policies should be stronger to encourage developers to reuse and recycle materials.
 - Where it can be achieved through the local plan, there should be stricter processes employed on how waste is dealt with at waste recycling sites with every effort to be made to organise and categorise materials coming in and recycle or re-use being heavily prioritised. There should also be tighter restrictions on skips going to landfill to increase recycling/reuse of waste.
 - ANSA should have the capabilities to provide cost effective waste recycling service to all town councils within CE, including during special events, festivals, etc.
 - Waste policies should ensure there is flexibility to respond to changing circumstances and that proposals for new waste capacity which would move waste to a higher tier within the waste hierarchy are supported where justified even where they do not relate to waste streams where there are significant existing identified shortfalls in capacity. Policies should provide for the expansion of existing waste facilities, which can represent a sustainable approach to addressing the needs of Cheshire East and provide a vital contribution to the Council's ability to achieve net self-sufficiency through both the direct management of waste within the authority area, and through cooperation with regional operators. Existing waste sites can utilise pre-existing infrastructure, established management procedures and staff facilities and they can represent a more efficient use of land than the provision of entirely new waste facilities.
 - UUW requests the support of the council for future investment in infrastructure to be able deliver water and wastewater infrastructure investment in a timely manner. UUW wishes to highlight that it owns assets which are currently situated in protected areas such as green belt and in green space. Upgrades to these assets may be required soon, and it is important to ensure that any required upgrades and expansions to these sites can be made in order for us to meet the infrastructure requirements of proposed future development in the region and future environmental drivers.
 - UUW requests that local development plan policy is worded to recognise that infrastructure improvements, located within protected land, are appropriate forms of development. Our preference would be for this principle to be reflected in policy and through designation of existing utility sites on the Proposals Map. We also request wider support for water and wastewater infrastructure investment that is ultimately beneficial to the environment, biodiversity, watercourses and growth so that our investment can be delivered in the most timely and effective manner. We have recommended wording for such a policy in our supporting submission.

Chapter 15: Other issues and next steps

Q15 Are there any other issues that the new local plan should address, that are not covered within any of the topic areas set out in this issues paper?

- The financial pressures facing the council should not prevent it from producing and sound and robust new local plan.
- The new local plan will also need to make sufficient provision for leisure, telecommunications, security, water supply, wastewater, flood risk, community facilities (including health, education and cultural infrastructure), and conservation and enhancement of the natural environment including green infrastructure.
- New infrastructure needed should be identified in consultation with town and parish councils before any extra people are allowed to move in; and only development that delivers this infrastructure should be permitted.
- Existing neighbourhood plan policies should be considered when producing the new plan.
- Housing density should not exceed the local characteristic in rural and semi-rural areas.
- Front gardens should be required in accordance with local characteristics.
- Pedestrian footways should be provided and shared surfaces avoided for safety reasons and to avoid overcrowding of streets.
- The council should increase resources for enforcement, otherwise local plan policies may be ignored.
- Neighbours and parish councils should be notified of applications in a different parish or borough, but which border properties adjacent to them.
- Developers should present all new schemes to the public at an open meeting as part of the consultation process.
- There should be a presumption against development on greenfield land.
- Development should be subject to availability of health services, school places, utilities, public transport, and local employment, and have adequate highway access.
- Towns and villages must retain their separate identities and not sprawl over surrounding green spaces.
- The consultation should be extended/re-opened to account for likely policy changes by a new government.

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- The council should not start work on a new local plan until the new system for preparing plans is in place.
 - It is unclear why a new plan is needed, when the council is in financial difficulties, the existing local plan has many years to run, and the government is intending on publishing new planning laws. It would be an abuse of the planning system if the council aims to end its financial problems by allowing large numbers of new houses to increase their income from council tax.
 - Further guidance is needed on how neighbourhood plans will link into the new local plan.
 - Need clarity on how existing policies will be brought forward into the new local plan; how existing supplementary planning documents will be considered; whether the existing design code will be carried forward; and how settlement boundaries will be protected.
 - Several particular sites have been put forward for particular uses; these will be considered as part of the land availability assessment.
 - The plan must provide a five year supply of deliverable housing sites.
 - A viability assessment will be needed to ensure that policies are realistic, and the cumulative costs of relevant policies will not undermine delivery of the plan.
 - The plan will need to include an appropriate monitoring framework.
 - The volume of consultation material is overwhelming and the interface for making comments is not user-friendly.
 - The new plan should consider early on whether new large scale development can be an appropriate solution to the aims and aspirations of the council.
 - The new plan should shorten the planning process by scrapping the separation of outline and reserved matters applications.
 - The new plan should recognise the importance of Manchester Airport to the borough. Sustainable transport and connectivity should continue to be a priority; the policy on the airport operational area should be updated; policy should continue for aerodrome safeguarding; aircraft noise policy should be updated. The new plan should make sure that airport-related development management policies are not lost through any streamlining of the local plan with national development management policies. The new plan should reflect national aviation policy, Manchester Airport sustainable development plan (safeguarding or recognising the future development aspiration for a potential parallel taxiway alongside Runway 05R/23L), Manchester Airport Noise Action Plan.
 - The new plan should re-appraise existing allocations and commitments (including the Danes Moss area) considering concerns over the erosion of the

natural environment and concern that the erosion of peatlands should be avoided.

- The new plan should include a commitment to retrofit public transport access to the recent major development sites in Macclesfield and require any new sites to include the same.
- Need to reduce plastic and packaging by promoting reusable water bottles and providing drinking water fountains on high streets.
- The plan should include a policy providing specific protection to peat from development and allocations on peat should be avoided.
- The plan should consider the strategic impacts on water quality and resources and address flood risk management. It should be based on an up to date evidence base on the water environment and be informed by relevant River Basin Management Plans. It should contain policies to protect habitats from water-related impacts, including nutrient mitigation. It should help to reduce flood risk by working with natural processes and where possible use Green Infrastructure policies and SuDS provision to achieve this.
- The plan should include policy for the protection of and sustainable management of soils on development sites, including mitigation measures to minimise soil disturbance and retain as many ecosystem services as possible. The plan should recognise that soil sealing by development has a major and usually irreversible adverse impact on soils. Development should be supported by soils surveys and management plans.
- The plan should include policies to protect and enhance public rights of way and national trails., recognising their value and linking existing rights of way wherever possible and providing for new access opportunities. It should avoid building on open space of public value.
- The plan should make provision for appropriate quantity and quality of open space to meet identified local needs.

Appendix 11: Summary of the main issues raised (Draft Sustainability Appraisal scoping report)

The table below sets out a summary of the main issues raised during the consultation on the settlement hierarchy review draft methodology.

Section	Summary of the main issues raised
Para 1.1	The Draft SA Scoping Report is high level and hasn't rigorously tested the potential policy approaches identified in the Issues Paper – this will need to be done when appropriate
Para 1.5	It's unclear if Checklist C presents a robust appraisal of matters – concern about the statement that the environmental appraisal is de facto embedded – it should be a clear separate part
Para 1.8	Suggests a document that might be helpful in providing guidance on the effective assessment of the historic environment in SEA: ¹²
Para 1.8	Recommends that a scoping report should: <ul style="list-style-type: none">• review the objectives of relevant policies, plans and programmes• establish the baseline for the historic environment, including any trends and targets and gaps in the existing information• identify sustainability issues and opportunities for the historic environment and heritage assets• develop sustainability appraisal objectives• identify indicators and targets• consider how alternatives will be assessed• provide sufficient information on the proposed methodology for the appraisal to assess whether effects upon the historic environment will be properly addressed.
Para 1.8	Suggests that scoping reports are tailored to the type, purpose and level of plan under consideration. This accords with the NPPF, which requires that local plans be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.
Para 1.8	Conservation, archaeology and urban design colleagues should be engaged to ensure awareness of all the relevant features of the historic environment and that the historic environment is effectively and efficiently considered as part of the Local Plan, and in the preparation of

¹² <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Section	Summary of the main issues raised
	the SA/SEA. They can also advise on local historic environment issues and priorities, including access to data held in the HER (formerly SMR). They can provide the Historic Environment Records for the area including any relevant studies and make sure a joined-up and robust approach is undertaken.
Para 1.10	Cheshire East Corporate Plan – given it's 2024 clearly this cannot impact the 2021-25 plan timescale
Para 3.1	Advise the consideration (where applicable) of plans relating to the natural environment: green and blue infrastructure strategies; biodiversity plans and strategies; rights of way improvement plans; river basin management plans; relevant landscape plans and strategies
Para 3.2	Plans and policies need to cover those relevant at an international, national and local level, and it might be worth including some other Historic England advice notes. ¹³
Table 3.1	The list of plans and programmes (Table 3.1 and Appendix A) should include the historic environment.
Table 3.1	The Playing Pitch Strategy, Outdoor Sports Strategy, and the Indoor Built Facilities Strategy should be stated, as should any Sport England assessment of healthy activity in the region.
Para 4.1	A list of advice on sources of development plan evidence on the natural environment (provided as an attachment).
Para 4.2	The Annual monitoring review was supposed to track sustainability measures and take evasive action if for example the amount of greenspace was not being delivered – needs to be read with a view to looking again at planning policy. Query as to how many new miles of cycle routes will be improved
Para 4.3	The nine topics fail to highlight explicitly the social need to encourage active healthy lifestyles. The provision of amenity and sports space should be more obvious along with opportunities for active recreation.
Para 4.6	Congleton should be a PT. The key service centres should be further sub divided re their ability for services to expand in line with proposed development. For example, can the local road network be adapted with a

¹³ <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Section	Summary of the main issues raised
	bypass or train services be increased or sites for education or medical expanded.
Para 4.7	Biodiversity, flora and fauna section welcomed. Local Nature Recovery Strategies data and ecological opportunity mapping could be used as evidence to identify appropriate areas for biodiversity enhancement.
Para 4.9	All the designations should trigger a need for an EIA if a development is proposed on or nearby. The importance of LWS has not been acknowledged in the current plan and development planning – an EIA should be triggered.
Figure 4.2	Query as to who will verify that all LWS are designated – land at Longridge has been registered since the LPS. Query as to where the ancient woodland designations are.
Para 4.12	Stronger language needed: "Habitats and species *are likely to continue to come under increasing pressure [...]" "[...] *is likely to lead to *decreases in the distribution and abundance of species"
Para 4.13	Nature and access to nature are integral to the local plan and can help to make sure that sustainable development that benefits all is delivered. Green infrastructure and green social prescribing should also be considered as key issues.
Para 4.13	Deficiencies in Access to Nature: Further baseline information should be used to identify if there is a short fall in open space, and the need to protect, conserve and enhance green infrastructure for health and wellbeing benefits. Consideration should also be made to unequal access to natural green space and the needs of different user, age, and socio-economic groups within the key issues and opportunities.
Para 4.25	Query as to what plans there are to address the high levels of obesity for children and that education facilities should be assessed on the ability of their facilities to provide exercise space and to provide healthy dining areas.
Para 4.33	Query as to what is to be done to address obesity and unhealthy lifestyles.
Para 4.35	Wastewater, nature based solutions, and peat should also be considered as key issues. Some brownfield sites are important for historic importance, wildlife and can be of high environmental value. Particularly

Section	Summary of the main issues raised
	invertebrate diversity. You may wish to update the key issues to reflect the balance which must be met.
Para 4.39	Tatton Mere and the Birkin Brook catchment are missing.
Para 4.42	A good reason to lower housing targets
Para 4.44	The council must tackle commercial waste, and an updated waste management strategy is required as tips are recommended for closure and fly tipping is on the increase.
Para 4.48	Unacceptable to assume that development will be on greenfield/agricultural land. A sustainable assessment may recommend that this area is not to have pro-rated development targets and that it should be targeted at areas that have higher levels of brownfield land.
Para 4.52	Reference to this is welcomed as new development allocated through the local plan will lead to an increase in traffic and air quality impacts to sensitive habitats.
Para 4.53	Proximity to the airport and rail lines affects air quality – sites for development should be away from these locations
Table 4.3	More air quality management areas (AQMA) should be set up – A50 through centre of Knutsford is suggested
Para 4.55	Air travel pollutants (Manchester airport) and rail line pollutants should be assessed.
Para 4.56	AQMAs should be increased, and new developments should all do their own.
Para 4.57	Recommend links across the SA to transport and the role sustainable travel and green infrastructure can play when reducing emissions.
Para 4.57	Support the focus on making sure the local plan capitalises on opportunities to support the natural environment and respond to climate change. Recommend climate change resilience and adaptation, and peat as key issues.

Section	Summary of the main issues raised
Para 6.1	The impact of Manchester Airport should be assessed – where it raises the air pollution levels, residential building should not be permitted. If traffic is taken along residential routes for warehousing developments air quality should be assessed.
Para 4.62	Recommend links across the SA to population and human health, and social inclusiveness. Sustainable transport links, green infrastructure connectivity and access to nature could also be promoted amongst the key issues and opportunities.
Para 4.65	Query regarding the existence of baseline data for the reasons for trips and the route of trips in the borough that make up car travel. Active travel plans must be part of reserved matters applications with measures taken, for example subsidised bus services before first occupation
Para 4.66	There is not good provision for walkers as many routes are incomplete or badly maintained. Routes should be assessed for their quality, not just quantity.
Para 4.67	Accepting that travel will continue to be dominated by private car modes is a negative ambition. Massive investment in bus, walking and cycling routes should be made – most journeys are short
Para 4.68	National character areas may need further consideration. Natural England is assessing areas of the sandstone ridge for designation as a national landscape (formerly known as Area of Outstanding Natural Beauty). May wish to explore links between a low level of tree canopy cover and biodiversity, flora and fauna, population and human health, and climatic factors
Para 4.69	Baseline information should describe the current and future state of the historic environment, providing the basis for identifying sustainability issues, predicting and monitoring effects and alternative ways of dealing with them. It can use both quantitative and qualitative information and should be kept up to date. It is important that meaningful conclusions can be drawn from the baseline information; what it means for the Plan and how the historic environment is to be dealt with.
Para 4.69	There is a need to outline key issues for the Borough and how the Local Plan can affect this (one example is heritage at risk). There should be evidence or reasons for threats or enhancements to the historic environment, for example climate change or design. It is difficult to understand why tree cover is covered in the same as the historic environment. It is recommended that this be separated.

Section	Summary of the main issues raised
Para 4.69	The baseline information should include all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged. This not only involves undesignated (or local heritage assets) but the potential for unrecorded archaeology, and historic landscape character areas for example. The section should also refer to setting, as this is an important part of the significance of an asset.
Para 4.69	The NPPF recognises the importance of undesignated heritage assets, which should be included within the baseline data, along with the information source, references made to them and recognise the opportunities for their enhancement and contribution to other aspects of the Plan area.
Para 4.71	Query as to how the recreation space compares to other authorities.
Para 4.72	Peatland missing.
Para 4.76	The local plan should actively seek more green gap designations, between Knutsford and Mobberley, and Knutsford and High Legh for example.
Para 4.77	Query the use of 'large'.
Para 4.77	Historic parks and gardens, whether existing, lost, or partially present, very often still have mature trees and woodland associated with them that make a significant contribution to local landscape character as well as being of value for nature conservation and carbon capture. They also provide valuable information on the evolution of the landscape. However, these trees (and planting generally) are usually unprotected even in parks and gardens on the HE Register, either by TPO or conservation area designation, and relatively few would be covered by a conservation management plan, so planting may be vulnerable to loss through age, disease or development.
Para 4.78	Existing historic environment designations may not provide sufficient protection to historic parks and gardens. Whilst in some cases sensitive development may be acceptable, over-development is a constant risk to grounds and setting (as occurred at Somerford Booths Hall where the building is Grade 2* listed but the park and garden were undesignated).

Section	Summary of the main issues raised
Para 4.79	Potential for loss of landscape visual impact is massive and not given enough weight at Strategic Planning Board.
Para 4.80	Recommend further consideration is given to the links to environmental and health benefits. Access to nature deficiencies, green infrastructure, education, employment and transport should be considered as key issues.
Para 4.81	Query as to what the housing need is now.
Para 4.82	To solve the housing affordability crisis, housing targets should be in areas where house prices are lowest and land values lowest.
Para 4.89	Invest more in bus services in areas where deprivation leads to less car ownership.
Para 4.95	Make the planning application process for access show an active design mapping routes to community facilities, thus highlighting needs for route improvements.
Para 4.97	Suggest consideration of the relationship between environmental and economic sustainability issues as a key issue. Demand for green jobs and skills are increasing as industries prepare themselves for a greener future and net zero. There will be increasing opportunities for the green energy and environmental sector, including reducing unemployment, access to education and reducing unemployment. Consequently, there will be links across the integrated assessment with biodiversity, flora and fauna and social inclusiveness.
Para 4.109	The retail study is referred to as showing a lack of capacity in Knutsford and has led to increased amounts of outline planning applications for unjustified retail and commercial uses that will threaten the viability of the town centre.
Para 4.116	Disagree that the conclusion is proved.
Para 4.118	Best and Most Versatile Land: There is an evidence gap in relation to determining differentiation of Agricultural Land Classifications Grade 3 and Grade 3a. Sandstone Ridge National Landscape: At present, there is no defined boundary to the Sandstone Ridge National Landscape, and this could be identified as an evidence gap. The relevant National

Section	Summary of the main issues raised
	Landscape Partnership or Conservation Board may be able to offer advice on potential impacts as the project progresses.
Para 5.3	Social integration should be looked at - the ability of any part of the area to engage with others at community facilities
Table 5.1	Query that, as the table contains only 1 entry in the list of sustainability issues for cultural heritage, does this mean that apart from the number of assets that there is no issue for the Borough or the Local Plan at all. The landscape issue should be separate to cultural heritage and not one. The area's culture and how the Local Plan will deal with this should be considered. The Government's agenda on good design means that there should be reference to it.
Table 5.1	More must be done to identify and protect local wildlife sites and wildlife corridors.
Table 5.1	Need to fully reflect the key issues for the Borough in relation to the natural environment.
Table 6.1	The role the historic environment plays in sustainable development and the contribution it makes to delivering social, cultural, economic and environmental benefits should be recognised. The historic environment underpins sustainable development and therefore, it may warrant including in other objectives including the need for specific reference to landscape character.
Table 6.1	They are not objectives, they are aims. Query as to how the council will make a difference and how it will be measured
Table 6.1	The objectives make no reference to the need to monitor, measure and maintain (or increase) tree canopy over the life of the local plan. Measurement of canopy from street trees not just rural trees should be included. By 2050, most large trees planted by Victorians in Cheshire towns are likely to be dead or dying from old age. Town centres and streets are the places where shade from extreme heat, absorption of pollutants from traffic and flood water are, and will be, most critical to residents. The appraisal must include a means of measuring street tree coverage and its age profile, and put in place a rolling programme of tree replacement to minimise the impact of climate change on residents.
Table 6.1	Recommend a further objective to 2 and 3 to make sure connecting people with nature is adequately addressed.

Section	Summary of the main issues raised
Table 6.1	Recommend that objective 8 is separated into further sustainability objectives. Suggest an individual sustainability objective is created for green infrastructure and connecting people with nature. This may include 'Creating and enhancing green/blue infrastructure and ecological connectivity'.
Table 6.1	Objective 9 focuses on human health receptors but is also applicable to biodiversity/flora/fauna and soil. Advise the objective and/or criteria questions are updated to reflect the key issues surrounding air quality sensitive habitats and species.
Para 7.1	<p>Recommend under objective 1 a criteria question referring to bolstering ecological networks. There is the scope to deliver initiatives such as Local Nature Recovery Strategies, Nature Recovery Network and Biodiversity Net Gain, which can be used to measure the success or impacts of Local Plan.</p> <p>Monitoring indicator examples include: number of planning approvals that generate habitat creation or enhancement on sites of acknowledged biodiversity importance; net gain in biodiversity using the Defra Metric.</p> <p>Recommend a criteria question that is aimed at protecting peat, such as 'the area of loss or damage to restorable peat in hectares?', 'the area of peat within active restoration in hectares?'</p>
Para 7.1	<p>Recommend further criteria questions are required to address the key issues under objective 2, with a greater emphasis on connecting people with nature.</p> <p>Monitoring indicators may include: percentage of people utilising green social prescribing; percentage increase of local green spaces; percentage of the population having access to a natural greenspace within 400 metres of their home; length of greenways constructed; hectares of accessible open space per 1000 population; number of new or retrofitted urban green infrastructure.</p>
Para 7.1	<p>Support the criteria questions under objective 5, which refer to minimising the risk of flooding and improving water quality. The reference to Sustainable Urban Drainage features is welcomed as nature based solutions can assist with managing flooding whilst enhancing biodiversity and connecting people with nature.</p> <p>Monitoring indicators may include: hectares of peat in restoration schemes, area of blue infrastructure, number of developments in a nutrient neutrality catchment, percentage of relevant development</p>

Section	Summary of the main issues raised
	<p>incorporating sustainable drainage systems and water quality/ecological status of rivers.</p> <p>Recommend that a criteria question references whether treatment facilities have adequate capacity to treat waste water. A suitable monitoring indicator should be supplied.</p>
Para 7.1	<p>Recommend that the criteria under objective 7 reflect no further peat extraction to take place and monitoring indicators include reference to hectares of peat lost to development.</p>
Para 7.1	<p>Suggest that objective 8 and its criteria question is amended to include reference to brownfield sites of high environmental value. A criterial question of 'Will it protect or enhance brownfield land of high environmental value?' is recommended.</p> <p>A monitoring indicator may include 'Hectares of high brownfield of high environmental value lost to development'.</p> <p>Recommend the importance of peat is recognised within the criteria questions.</p> <p>Other monitoring indicators may include the percentage of new dwellings or employment space on previously developed land, hectares of soil with high environmental value lost to development, hectares of peat lost to development. You may wish to refer to the 15 Green Infrastructure Principles¹⁴ as a success measure for green infrastructure.</p>
Para 7.1	<p>Monitoring indicators for objective 9 may include: number of trees planted; hectares of peat engaged in restoration efforts; tonnage of emissions generated annually from roads.</p>
Para 7.1	<p>Improve the criteria questions under objective 10 to make sure biodiversity is also resilient to the effects of climate change.</p> <p>Suggest a further criteria question is added to address the key issue of peat. This may include 'Will it promote the restoration of peat as a functioning ecosystem to promote carbon capture and storage, biodiversity, improved downstream water quality and natural flood management?'</p>
Para 7.1	<p>Support reference to sustainable transport and access routes under objective 12. Recommend that the section is strengthened to include</p>

¹⁴ <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Principles/GIPrinciples.aspx>

Section	Summary of the main issues raised
	accessibility of Public Rights of Way - the key issues identified that certain public rights of way are not accessible for all therefore, a criteria question which seeks to improve accessibility could be included. Reference to green infrastructure within the criteria questions could be added.
Para 7.1	The Sandstone Ridge landscape should be considered as a locally valued landscape with appropriate appraisal criterion under objective 13 to protect and enhance its intrinsic character and natural beauty until further information becomes available. The baseline information identified a key issue of lack of tree cover, which could be referenced in the criteria questions.
Para 7.1	The key issues surrounding access to nature have not been addressed under objective 15. Further evidence maybe required within the baseline study to highlight bespoke and tailored criteria questions. The role of green infrastructure, green skills, green employment and transport could be considered within the criteria questions.
Para 7.1	Green skills and jobs could be referred to within the criteria questions under objective 18.
Table 7.1	The inclusion of an objective for cultural heritage is welcomed but this needs to be amended. The criteria appear jumbled and seek to protect townscape and landscape above that of the historic environment. Landscape considerations should not sit in the same section as the historic environment. In addition, it is about harm to the historic environment – it is not clear what ‘complement’ refers to, particularly as this issue is not in the document to support its inclusion. Heritage at Risk does not appear in the document, yet it appears as a criterion here. Green Belt is a separate issue and does not sit with the historic environment. It is recommended that this be amended in line with all the comments outlined above.
Table 7.1	Sustainability issues will continue as there are no action plans to make improvements and no measures in place.
Table 7.1	Under 13 there needs to be a mention of street trees. There need to be measures in place to monitor, measure and maintain tree canopy in towns as they are a key contributor to sustainability, as well as the landscape character. The age profile of urban trees needs to be actively monitored - towns with a Victorian heritage are particularly at risk of loss of trees over the period of the local plan. A fit-for-purpose tree

Section	Summary of the main issues raised
	replacement policy needs to be implemented to enable action to be taken.
Table 7.1	Recommended that, as well as water quality and quantity, the other key consideration in assessing environmental health of our water environment is the hydromorphology of river systems. One of the top pressures impacting water bodies in England is physical modification. The incorporation of specific monitoring indicators in the local plan that look to monitor the implementation of locally adopted policies regarding BNG and particularly indicators related to the water environment such as improvements to rivers associated with new development would be welcomed.
Para 8.1	Targets for actions should be outlined and then any development proposal and its ability to improve matters should be assessed and if it makes a situation worse should be refused.
Para 8.3	Should be sent also to Sport England and Active Travel England and Public Health England and NHS providers.
Para 8.6	The new local plan should contribute to active communities, with policies front and foremost in any planning application assessment. Local plan sites to date have off site contributions and no mention of active travel design and travel plans before occupation.
Table A.1	The list should include the historic environment.
Table A.1	Query as to how this affects the planning for sport guidance that is now updated as 'towards an active nation'.
Table A.1	Add Statutory Instrument The England Trees Action Plan 2021-24. This sets out the government's long-term vision for the treescape it wants to see in England by 2050 and beyond. The plan provides a strategic framework for implementing the Nature for Climate Fund and outlines over 80 policy actions the government is taking over this Parliament to help deliver this vision.
Table B.1	Issue 4 has been matched with objective 15, which is about the needs of the existing community in the Borough and social inclusion. That is not the same as getting ethnic groups to move to the Borough to increase diversification.

Section	Summary of the main issues raised
Table B.1	Issue 8: If there has been a decrease in the number of reported crimes" shouldn't the objective read, "to continue to reduce levels of and fear of crime".
Table B.1	Issue 9: "Pollution" in named rivers, but in the objective "flood risk" has simply been "tagged on" for no apparent reason.
Table B.1	Issue 10: "River quality" - but in the objective "water quantity" and "flood risk" appear out of nowhere.
Table B.1	Issue 16: Road traffic and air quality - the objective here should be to reduce road traffic.
Table B.1	Issue 18 is about road transport and carbon emissions - the objective ought to be to reduce road transport.
Table B.1	Issue 20: PROW and towpaths not fully accessible for less mobile. The objective should be to investigate ways to make them more accessible.
Table B.1	Issue 26: Deprived areas - there are several facets to the deprivation model, and it is not just about education and training opportunities.
Table B.1	Issue 28 – queried as to why this is an issue.
Table B.1	Issue 30: "High jobs density" - the objective is "increase the supply of labour". It needs to be more specific because it is implying that there are lots of jobs and no one to fill them.
Table B.1	Issue 31 should not be there if it may be the "result of a sampling error".
Table B.1	Issue 32: Argues that too many people are employed in high-skill occupations. Query as to why the objective is to simply increase the supply of labour without itemising what labour shortage you want to fill.
Table B.1	Issue 33 - query as to why low unemployment is an issue.
Table B.1	Issue 35: Town centres. The objective should include reducing the number of town centres, which might well mean not having a "balance" and effectively changing the designation of some areas.

Section	Summary of the main issues raised
Table B.1	There is no attempt to prioritise objectives.

Appendix 12: Summary of the main issues raised (land availability assessment draft methodology)

A summary of the main issues raised during the consultation on the land availability assessment draft methodology is set out below.

In addition to the consultation on the land availability assessment draft methodology, question 11d in the new local plan issues paper also asked a general question about matters to be considered as part of the new local plan's approach to site selection. Whilst local plan site selection is a separate matter to the land availability assessment, some of the responses to Q11d raised issues that relate to the land availability assessment methodology, and these have also been summarised here for completeness.

- The assessment should prioritise available, suitable and achievable sites.
- Developer and promoter information must inform the site assessment process.
- Heritage assets and their settings should be included in the assessment of sites and assets in adjoining local authority areas.
- The council should seek to identify brownfield sites.
- The draft methodology takes a comprehensive approach to identifying and sifting sites and broad locations.
- Safeguarded land should be released first and included within the assessment.
- The draft methodology is consistent with national planning practice guidance.
- The threshold of 5 dwellings or more for housing sites and 0.25 ha (or 500sq.m floorspace) is supported.
- For economic uses, this seems to be steered towards employment uses rather than tourism. As part of the evidence base for the local plan, the council should consider existing and future visitor accommodation needs.
- It is essential that the emerging local plan allocates a range of sites for development, including larger sites and green belt sites to meet need.
- A call for other uses, sites for sports, recreation, education and medical uses should also be carried out.
- The need/ location for a 50m swimming pool and a regional indoor tennis/ rackets centre should be considered.
- The playing pitch and outdoor sports assessment should be considered alongside indoor leisure facilities.

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- The local plan is unsustainable.
 - The HELAA should consider a wide range of uses not just housing.
 - The site source list in Table 3.1 is comprehensive and should provide a full picture of potential site opportunities alongside the call for sites.
 - Table 3.1 refers to potential urban extensions and new free-standing settlements, but it doesn't mention smaller sustainable greenfield sites which might be outside settlements but well-related to them.
 - Table 3.2 should refer 'Jodrell Bank WHS and Buffer Zone' rather than 'consultation' as this does not define a place.
 - All heritage assets should be included in table 3.2 including conservation areas. Heritage assets can be affected by sites that are not adjacent to or within – it can be further afield. It is not clear what broad location means.
 - The list of access constraints in Table 3.2 should include covenants restricting access.
 - Details of land ownership should be added to Table 3.2 including land registry title and proprietor. Details of option agreements should be declared. It is essential that land ownership details are known to enable the council to have certainty moving forward that they can contact and liaise with the relevant landowners/ development partners throughout the plan-making process.
 - Details of any previous planning decisions on the site should be recorded in Table 3.2.
 - Table 3.3: References to Scheduled Ancient Monument in the document should be replaced by Scheduled Monument. If an area is reduced to avoid a designation, the impact of the proposal upon the setting of the historic asset will still need to be assessed. Setting can be wider than sites adjacent to a historic asset.
 - Additional text should be included to state that where the site area and capacity is evaluated, this should not affect the setting of the scheduled monument or other heritage asset.
 - Table 3.3: Playing fields, allotments, sports fields should also be showstoppers.
 - ¶3.11-3.12: Consideration of overlapping sites and broad locations should also look at whether adjoining/nearby sites could be combined over one strategic allocation
 - ¶3.19 bullet 4 – should the reference be historic environment rather than heritage conservation

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- ¶3.19: The potential impact upon nature conservation should also be considered.
 - The LPS allocations at Longridge, Knutsford and South Macclesfield Development Area, Macclesfield should be re-considered/ removed from the local plan.
 - Sites should be removed if they have had permission in the past and have not been developed.
 - It is unclear whether the density multiplier will be applied to the gross site area or developable area. Where a masterplan has been submitted, the multiplier should relate to the developable area.
 - Site densities are possible maximums depending on the local character and need for additional services
 - A caveat should be added to allow for density to be reduced based on local character and relationship to green belt edge.
 - There will be instances when a lower density may be appropriate dependant on character. Some flexibility should be built into the process.
 - The developable area should be considered when assessing capacity.
 - Developable area of sites should be considered on a site size basis and consider policy considerations including open space provision, drainage attenuation, ecological/biodiversity net gain, landscaping and highways infrastructure.
 - Timescales for delivery should be based on most recent evidence of similar sized sites across the Borough. This will need to arrive at a balanced position pre and post covid.
 - Land for housing and economic uses should not be allocated unless school, sports and medical land has come forward in the area.

Appendix 13: Summary of the main issues raised (settlement hierarchy review draft methodology)

The table below sets out a summary of the main issues raised during the consultation on the settlement hierarchy review draft methodology.

In addition to the consultation on the settlement hierarchy review draft methodology, question 11a in the new local plan issues paper also asked a general question about the approach to the settlement hierarchy. Some of the responses raised issues that relate to the methodology, and these have also been summarised here for completeness.

Section	Summary of the main issues raised
Whole document	Support for a review of the settlement hierarchy.
Introduction (Scope, paragraph 1.8)	Any further housing development needed should be informed by the affordability of the location and the capacity of services.
Policy context (NPPF, paragraph 2.2)	Social objectives must rank higher than land availability.
Policy context (NPPF, paragraph 2.3)	Greater focus is needed on aligning growth and infrastructure.
Policy context (NPPF, paragraph 2.6)	Development should show how it will fund infrastructure improvements.
Policy context (NPPF, paragraph 2.9)	The planning process focuses on the quantity of development, not quality.
Policy context (NPPF, paragraph 2.10)	Modes of access should be assessed at planning stage and active design should link to key community facilities.
Policy context (Local policy and guidance, paragraph 2.16)	The distribution of development requires analysis of capacity of locations and infrastructure to accommodate growth, rather than relate the scale of development to the tiers of the hierarchy.
Policy context (Settlement hierarchy evidence, paragraph 2.20)	The capacity of services should inform the spatial distribution of development.

Section	Summary of the main issues raised
Policy context (Approaches elsewhere, paragraph 2.27)	The current 3 tier hierarchy could be further granulated, and the capacity of services should be looked at.
Policy context (Approaches elsewhere, paragraph 2.33)	A qualitative assessment should be used with scenario planning, for example where a new school could make development more sustainable.
Approach to a new settlement hierarchy (paragraph 3.4)	The build out of strategic sites shows that in the last plan, some areas were allocated development that was difficult to deliver due to sustainability issues.
Approach to a new settlement hierarchy (paragraph 3.5)	The top 3 levels of the hierarchy should not be retained as the draft methodology previously indicates a change in approach.
Approach to a new settlement hierarchy (paragraph 3.5)	There needs to be a comprehensive review of the settlement hierarchy, including the top three tiers.
Approach to a new settlement hierarchy (paragraph 3.5)	The current hierarchy is not functioning as expected because there has been more development in the other settlements and rural areas than there has in the local service centres.
Approach to a new settlement hierarchy (paragraph 3.6)	Paragraph 2.10 of the towns and villages topic paper references a new tier in the hierarchy and detailing this approach appears to predetermine the outcome of the settlement hierarchy assessment before it has been completed.
Approach to a new settlement hierarchy (paragraph 3.6)	No substantive reason has been given for introducing a 5th category and it is unjustified.
Approach to a new settlement hierarchy (Table 3.1 Potential settlement hierarchy structure)	The key service centres should be divided into those that have surplus service capacity and those that do not. They should be qualitatively assessed to see if any further growth can be accommodated.

Section	Summary of the main issues raised
Approach to a new settlement hierarchy (Table 3.1 Potential settlement hierarchy structure)	Principal towns should be defined as: “the largest, most prominent settlements in the borough with the largest populations. Their influence extends significantly outside of their own area, and they provide significant levels of employment, retail, education, services and facilities. They serve a large catchment area, with high levels of accessibility and well-developed public transport networks”
Approach to a new settlement hierarchy (Table 3.1 Potential settlement hierarchy structure)	The current local service centres range in size from a little over 1,000 population up to around 8,000. They vary greatly in their features, density, rurality and ability to grow, and should not all be treated the same.
Approach to a new settlement hierarchy (Table 3.1 Potential settlement hierarchy structure)	The fourth tier should simply be labelled “villages”; “Infill” invites question of meaning and “sustainable” should apply to all tiers.
Approach to a new settlement hierarchy (Table 3.1 Potential settlement hierarchy structure)	It is not clear how development proposed in the final tier of the hierarchy will be considered and Bradfield Green is in danger of being subsumed by Crewe.
Approach to a new settlement hierarchy (Table 3.1 Potential settlement hierarchy structure)	New planning legislation may identify designations of new towns and settlements, and it may be desirable to align the local designations with the new national categorisation system.
Methodology to populate the hierarchy (paragraph 4.1)	The review should include a qualitative assessment of the existing services to help determine whether a settlement can take any more development.
Methodology to populate the hierarchy (paragraph 4.1)	Parts of all tiers of the hierarchy should be protected for nature.
Methodology to populate the hierarchy (paragraph 4.1)	A consistent comprehensive approach to reviewing the hierarchy should be undertaken rather than a high level screening approach as carried out in 2010.

Section	Summary of the main issues raised
Methodology to populate the hierarchy (Stage 1: Long list of settlements for consideration)	The study should consider whether the quantum of residential development at Alderley Park warrants its inclusion as a named settlement in the hierarchy.
Methodology to populate the hierarchy (Stage 1: Long list of settlements for consideration)	The new plan should specify how the Handforth Garden Village and South Cheshire Growth Village fit into the hierarchy.
Methodology to populate the hierarchy (Stage 1: Long list of settlements for consideration)	Higher Hurdsfield, Lyme Green Business Park, Lyme Green, Site LPS 13 'South Macclesfield Development Area', Site LPS 15 'Land at Congleton Road, Macclesfield', Site LPS 16 'Land south of Chelford Road, Macclesfield', Site LPS 17 'Gaw End Lane, Macclesfield' and Safeguarded Land LPS 19 'South West Macclesfield' should be included as part of Macclesfield.
Methodology to populate the hierarchy (Stage 1: Long list of settlements for consideration)	Settlements that straddle the administrative boundary should be included in the review, even if the centre of those settlements is outside of the borough. This should include Broomedge.
Methodology to populate the hierarchy (Stage 2: Data collection)	The data for settlements should be based either on the parish or the settlement. The previous settlement hierarchy study based the data for Goostrey on 2 large Lower Super Output Areas, which included other settlements as well.
Methodology to populate the hierarchy (Stage 2: Data collection)	The settlement hierarchy should consider the impact of major planning constraints such as Jodrell Bank and Manchester Airport.
Methodology to populate the hierarchy (Stage 2: Data collection)	When looking at villages, the review might also consider the amount of Green Belt in the village, the extent of conservation areas and the availability of land.
Methodology to populate the hierarchy	The study should take account of growth that has occurred since 2010.

Section	Summary of the main issues raised
(Stage 2: Data collection)	
Methodology to populate the hierarchy (Stage 2: Data collection)	The study should take account of known housing and employment growth opportunities in settlements including existing allocations.
Methodology to populate the hierarchy (Stage 2: Data collection)	The study should also consider which settlements have the potential for larger scale urban extensions.
Methodology to populate the hierarchy (Stage 2: Data collection)	The settlement hierarchy review should also take account of area of the district affected by deprivation, because provision of sustainable development in these areas can help to regenerate them.
Methodology to populate the hierarchy (Stage 2: Data collection, services and facilities)	Private schools should also be considered as a service as they provide education to a significant proportion of the local population, and are an indicator of sustainability.
Methodology to populate the hierarchy (Stage 2: Data collection, services and facilities)	The review should analyse the potential of the services to accommodate additional demand.
Methodology to populate the hierarchy (Stage 2: Data collection, services and facilities)	The list of key services should also include primary care GP provision and sports facilities. The assessment should consider whether each facility is open to the public all the time or is a shared facility.
Methodology to populate the hierarchy (Stage 2: Data collection, services and facilities)	The list of key services should include a medical centre, rather than including a GP surgery in the list of local services.

Section	Summary of the main issues raised
Methodology to populate the hierarchy (Stage 2: Data)	A bank/building society should be included as a higher order service rather than a key service as there has been a significant move to online and telephone banking.
Methodology to populate the hierarchy (Stage 2: Data collection, services and facilities)	The list of local services should prioritise green spaces.
Methodology to populate the hierarchy (Stage 2: Data collection, services and facilities)	A lack of bus services will move most existing key service centres further down the hierarchy.
Methodology to populate the hierarchy (Stage 2: Data collection, services and facilities)	The settlement hierarchy review should also look at the sites that have been put forward for each settlement to determine what additional services and facilities could be delivered in each settlement, so that the settlement could be elevated up the hierarchy where such improvements could be made.
Methodology to populate the hierarchy (Stage 2: Data collection, population)	The methodology seeks to allocate settlements to tiers based on existing population size. This is too prescriptive and does not allow for adequate consideration of other factors such as availability of services, transport connections, or employment opportunities. Therefore, sustainable settlements with smaller populations will be overlooked for development. Instead, settlements should be graded based on a ratio of services to population size. The methodology states that “a larger population is generally able to sustain a greater level of services and facilities, retail provision...” etc but this is not the case because areas of low deprivation have higher levels of disposable income and can sustain a greater level of services, facilities and retail provision.
Methodology to populate the hierarchy (Stage 2: Data collection, population)	The statement in paragraph 4.13 is incorrect. Just because a town has a larger population does not mean that it can support an even larger one and there must be a qualitative assessment of services in each area.
Methodology to populate the hierarchy	Although the 2021 census took place during the coronavirus pandemic, the travel to work data will be

Section	Summary of the main issues raised
(Stage 2: Data collection, employment)	relevant to the settlement hierarchy as it will show settlements that have a higher proportion of the population able to work from home and therefore potentially more self-contained and less reliant on commuting.
Methodology to populate the hierarchy (Stage 2: Data collection, employment)	The settlement hierarchy review should map all significant employment locations in the borough, including the number of jobs provided to help give a more balanced view about the relative levels of jobs access, particularly in more rural areas where economic activity often takes place outside of defined settlements.
Methodology to populate the hierarchy (Stage 2: Data collection, retail)	People don't go to the shops they use Amazon Prime.
Methodology to populate the hierarchy (Stage 2: Data collection, spatial form)	Stop approving bolt on housing estates set adrift from centres.
Methodology to populate the hierarchy (Stage 3: Data analysis)	The assessments of the different characteristics should not be undertaken arbitrarily based on an unevidenced threshold, for example identifying that a principal town must have at least 10% of the borough's population does not consider the role of the settlement nor its potential for future growth.
Methodology to populate the hierarchy (Stage 3: Data analysis, services and facilities)	The analysis should look at the settlement's spare capacity to absorb growth rather than whether it contains services and facilities.
Methodology to populate the hierarchy (Stage 3: Data analysis, sustainable transport)	Need to define what is a frequent service. The analysis should look at what capacity the network has to accommodate more growth.
Methodology to populate the hierarchy (Stage 3: Data analysis, sustainable transport)	Cycle routes are not always feasible in towns and are dependent on council funding so should not be included in the criteria.

Section	Summary of the main issues raised
Methodology to populate the hierarchy (Stage 3: Data analysis, population size)	If the population is large, there may not be the capacity for services to accommodate more demand.
Methodology to populate the hierarchy (Stage 3: Data analysis, retail)	Retail is no longer important due to internet shopping.
Methodology to populate the hierarchy (Stage 3: Data analysis, spatial form)	The analysis of spatial form should consider the proximity to services.
Methodology to populate the hierarchy (Stage 4: Populate the hierarchy)	There is a lack of clarity over how the element of professional judgement and consideration of the proximity to and links with other settlements will be carried out, potentially undermining the methodology. Stage 4 should respect the results of the Stage 3 assessments and only depart from the scoring system in particular circumstances. Weighting should be applied to certain factors where the results are unclear.
Methodology to populate the hierarchy (Stage 4: Populate the hierarchy)	The term “professional judgement” means there will be political manoeuvring to set the final numbers.
Methodology to populate the hierarchy (Stage 4: Populate the hierarchy)	The updated hierarchy should be accompanied by a topic paper explaining instances where professional judgement has been applied.
Methodology to populate the hierarchy (Stage 4: Populate the hierarchy)	An overall balanced and holistic assessment should be undertaken to support the decision on where a settlement sits in the hierarchy, recognising the overall role and contribution of settlements.
Methodology to populate the hierarchy (Stage 4: Populate the hierarchy)	When defining the boundaries of settlements, account should be taken of the importance of certain facilities in meeting other needs, including sustainable growth and environmental requirements.

Section	Summary of the main issues raised
Methodology to populate the hierarchy (Stage 4: Populate the hierarchy)	Access to green spaces should be given more consideration.
Methodology to populate the hierarchy (Stage 4: Populate the hierarchy)	<p>Views submitted that particular settlements should be in particular tiers of the settlement hierarchy:</p> <ul style="list-style-type: none"> • Adlington should be identified as an infill village. • Adlington should be identified as a higher order settlement. • Alderley Edge should be identified as a local service centre. • Alderley Edge should be identified as a local service centre as a minimum. • Alderley Edge should be identified as a separate higher tier of local service centres to be a greater focus of development. • Alderley Edge should be identified as a key service centre. • Alsager should be identified as a key service centre. • Alsager could be identified as a key service centre, but acknowledgement of its superior location and characteristics may allow it to take on a more prominent role than other key service centres. • Alsager should be identified as a key service centre as a minimum. • Bollington should be identified as a focus for growth in the hierarchy. • Broomedge should be identified as a sustainable/infill village. • Congleton should be identified as a principal town. • Crewe should be identified as a principal town. • Gawsorth (centre) should be identified as an infill village, with the area outside the centre identified as a rural area. • Goostrey should not be identified as a local service centre. • Goostrey should be identified as a local service centre. • Goostrey should be identified as a local service centre as a minimum. • Handforth should be identified as a key service centre. • Handforth should be identified, at least as a key service centre.

Section	Summary of the main issues raised
	<ul style="list-style-type: none"> • Holmes Chapel should be identified as a local service centre. • Holmes Chapel should be identified as a separate higher tier of local service centres to be a greater focus of development. • Holmes Chapel should be identified as a local service centre as a minimum. • Holmes Chapel should be identified as a key service centre. • Knutsford should be identified as a key service centre. • Macclesfield should be identified as a principal town. • Nantwich should be identified as a key service centre. • Nantwich should be identified as a key service centre as a minimum. • Prestbury should be identified as a local service centre. • Poynton should be identified as a local service centre. • Poynton should be identified as a key location for growth. • Sandbach should be identified as a key service centre. • Shavington should be identified as a local service centre. • Wardle and Barbridge should be identified as a sustainable/infill village. • Wilmslow should be identified as a key service centre. • Wybunbury should be identified as a local service centre.