

Schedule of Additional Modifications

The proposed Additional Modifications are shown in the same order as the SADPD itself. All changes are highlighted, with deleted text shown with strike through (~~deleted text~~) and new text shown with underline (new text). Text in ***bold italics*** helps to explain the precise part of the Plan that is affected by the proposed Additional Modification.

Page numbers refer to the pages in the PDF version of submitted plan “Revised Publication Draft SADPD (‘Clean’ version)”, reference [ED 01b] in the Examination Library.

Policy/ Section	Page	Proposed Additional Modification	Reason
Whole document		<i>Following receipt of the Inspector’s final report and prior to adoption of the SADPD, re-number paragraphs, figures, tables etc so that numbering sequences run consecutively in the final adopted document.</i>	For readability. Where numbered elements have been inserted or deleted through the plan preparation process, subsequent elements have not been re-numbered. This is for consistency through the examination process, but the final adopted document should have consecutive numbering.
Chapter 1: Introduction	2-4	<p><i>Amend paragraph 1.1:</i></p> <p>“This document is the revised publication draft of the Site Allocations and Development Policies Document (SADPD) and is published to invite representations on its content. Once complete, the SADPD will form <u>was adopted on 14 December 2022. It is</u> the second part of the council's local plan, providing further detailed planning policies and site allocations to support the strategic policies and sites contained in the Local Plan Strategy (LPS), which was adopted in July 2017.”</p> <p><i>Delete paragraph 1.1a:</i></p> <p>“1.1a This 'clean' version of the Revised Publication Draft SADPD shows the document text as updated. A 'tracked changes' version has also</p>	To update the introduction in preparation for the adoption of the SADPD and removal of information related to the consultation on the submission version. Consequential amendments to the adopted policies map section resulting from other Main Modifications. Typographical changes and factual corrections.

been published, showing the changes made to the initial Publication Draft, previously published for consultation in 2019.”

Amend paragraphs 1.2-1.4:

“1.2 The local plan sets planning policies and allocates sites for development. It is part of the statutory development plan, which is the basis for deciding planning applications. The local plan in Cheshire East¹ will be made up of ~~four~~ three key documents:

1. The LPS sets out the vision and overall planning strategy for the borough over the period to 2030. It includes strategic planning policies and allocates strategic sites for development.

2. The SADPD, ~~which will set~~ sets non-strategic and detailed planning policies to guide planning decisions and allocate additional sites for development, where necessary, to assist in meeting the overall development requirements set out in the LPS. It ~~has been prepared to support~~ supports the policies and proposals of the LPS by providing additional policy detail.

3. The Minerals and Waste ~~Development~~ Plan Document (~~MWDPD~~ MWP), which will set out planning policies for minerals and waste, including the identification of specific sites for these uses. The ~~first draft of the MWDPD MWP~~ is currently being prepared.

~~4. The Crewe Hub Area Action Plan will set out a planning framework to manage change and support investment and development of Crewe station and the surrounding area associated with the arrival of HS2 rail in Crewe. This plan will look beyond the LPS and set out policies and proposals for the area immediately around a new HS2 hub station. It directly responds to the arrival of HS2 at Crewe and will introduce a~~

¹ Excluding the part in the Peak District National Park where the park authority is responsible for planning matters.

planning framework that aims to promote and manage land use change and related infrastructure provision in that area.

1.3 The On adoption of, the SADPD brings about the replacement of replaced all of the saved policies from the Congleton Borough Local Plan First Review (adopted January 2005), the Borough of Crewe and Nantwich Local Plan (adopted February 2005) and the Macclesfield Borough Local Plan (adopted January 2004). The policies in these legacy plans will therefore no longer be used when deciding planning applications.

1.4 The remaining saved policies in the Cheshire Minerals Local Plan (adopted June 1999) and the Cheshire Waste Local Plan (adopted July 2007) will continue to be saved as set out in LPS Appendix B 'Saved policies' until replaced by policies in the MWDPD-MWP"

Amend paragraph 1.10:

"1.10 The policies and proposals in this Revised Publication Draft SADPD have been prepared with regard to the National Planning Policy Framework (NPPF), supplemented by the Planning Practice Guidance (PPG) and other government policies and legislation."

Amend paragraph 1.12:

"1.12 In accordance with the requirements of the NPPF, the SADPD is supported by an up-to-date, relevant and proportionate evidence base, which has informed the planning policies and site allocations proposed included in it."

Delete 'Sustainability Appraisal and Habitats Regulations Assessment' subheading and paragraphs 1.14-1.16:

~~"Sustainability Appraisal and Habitats Regulations Assessment~~

~~1.14 Sustainability Appraisal is an ongoing process that must be carried out during the preparation of a local plan. Its role is to promote~~

sustainable development by assessing the extent to which the emerging plan will help to achieve relevant environmental, economic and social objectives, when judged against reasonable alternatives. A 'Revised Publication Draft SADPD Sustainability Appraisal' has been produced to assess this Revised Publication Draft SADPD.

1.15 A Habitats Regulations Assessment (HRA) has also been prepared to support the development of the SADPD. The HRA has assessed the impact of the SADPD on internationally designated nature conservation sites. The impact of the SADPD has been assessed both alone and in combination with other plans and projects. The HRA is an iterative process and plays an important role in refining the contents of the plan, both in terms of policies and site allocations.

1.16 Both the Revised Publication Draft SADPD Sustainability Appraisal and the Habitats Regulations Assessment (revised publication version) have been published for representations alongside this Revised Publication Draft SADPD.”

Amend paragraphs 1.17 & 1.18:

“1.17 The adopted policies map shows ~~that the~~ spatial extent of policies in the local plan. The current adopted policies map shows the policies contained in the adopted LPS and ~~SADPD, plus~~ the saved policies from the ~~Congleton Borough Local Plan First Review, Borough of Crewe and Nantwich Local Plan, Macclesfield Borough Local Plan, Cheshire Minerals Local Plan and Cheshire Waste Local Plan.~~

1.18 A draft adopted policies map has been produced to illustrate how ~~the policies map would look if the Revised Publication Draft SADPD were to be adopted in its current form. It shows the policies contained in the adopted LPS and the draft policies in this Revised Publication Draft SADPD.~~ The policies shown are:”

Amend the numbered list following paragraph 1.18:

		<p> “1. LPS and SADPD site allocations; 2. LPS and SADPD safeguarded land; 3. Peak District National Park fringe; 4. Green Belt; 5. Strategic green gaps; 6. Open countryside; 7. Settlement boundaries; 8. Village infill boundaries; 9. Protected open space; 10. Local landscape designations; 11. Ecological network; 12. Principal town centre and town centre boundaries; 13. Local centre and local urban centre boundaries; 14. Neighbourhood parades of shops; 15. Primary shopping areas; 16. Town centre regeneration zones; 17. Areas of high sensitivity to wind energy development; 18. Strategic employment areas; 19. Manchester Airport operational area; 20. Safeguarded land for proposed infrastructure; 21. Crewe town centre development areas; 22. Macclesfield town centre and environs character areas; 23. Hot food takeaways restrictions zones.” </p> <p><i>Amend the lettered list following paragraph 1.20:</i></p> <p> “A. Environment Agency flood zones; B. Conservation areas; C. Local wildlife sites/sites of biological importance; D. Site of special scientific interest (SSSIs); E. National nature reserves; F. Local nature reserves; G. Ramsar sites; H. Special protection areas and special areas of conservation; I. HS2 safeguarding zones; J. Jodrell Bank Observatory World Heritage Site; </p>	
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PG 8 'Development at local service centres'	6	<p><i>Amend policy wording:</i></p> <p>"...an allocation at <u>Homes-Holmes</u> Chapel..."</p>	To correct a typographical error.
PG 12 'Green Belt and safeguarded land boundaries'	9	<p><i>Amend Criterion 2:</i></p> <p>"2. In addition to the land detailed in LPS Policy PG 4 'Safeguarded land', the following sites are designated as safeguarded land:</p> <p>i. <u>Safeguarded land</u> ALD 3 'Land at Ryleys Farm, west of Sutton Road', Alderley Edge (2.32 ha);</p> <p>ii. <u>Safeguarded land</u> BOL 1 'Land at Henshall Road', Bollington (1.48 ha);</p> <p>iii. <u>Safeguarded land</u> BOL 2 'Land at Greenfield Road', Bollington (0.26 ha);</p> <p>iv. <u>Safeguarded land</u> CFD 1 'Land off Knutsford Road' Chelford (0.58 ha);</p> <p>v. <u>Safeguarded land</u> CFD 2 'Land east of Chelford Railway Station', Chelford (4.63 ha);</p> <p>vi. <u>Safeguarded land</u> DIS 2 'Land off Jacksons Edge Road', Disley (2.43 ha);</p>	For readability, conciseness and formatting. Criterion 2 states that "the following sites are designated as safeguarded land" so the words "safeguarded land" do not need to be repeated for every site in the subsequent list. Removal of these repeated words and the use of the abbreviated "LSCs" instead of "Local Service Centres" in the related documents means that the printed document can be better formatted and saves two

		<p>vii. Safeguarded land PRE 2 'Land south of Prestbury Lane', Prestbury (1.84 ha); and</p> <p>viii. Safeguarded land PRE 3 'Land off Heybridge Lane', Prestbury (0.94 ha)."</p> <p>Amend 'Related documents':</p> <p>“• Local Service Centres Safeguarded Land Distribution Report (2020, Cheshire East Council) [ED 53]</p> <ul style="list-style-type: none"> • Alderley Edge Settlement Report (2020, Cheshire East Council) [ED 21] • Bollington Settlement Report (2020, Cheshire East Council) [ED 24] • Chelford Settlement Report (2020, Cheshire East Council) [ED 26] • Disley Settlement Report (2020, Cheshire East Council) [ED 29] • Mobberley Settlement Report (2020, Cheshire East Council) [ED 37] • Prestbury Settlement Report (2020, Cheshire East Council) [ED 40]” 	additional pages from being inserted.
GEN 1 'Design principles'	12	<p>Amend Criterion 6:</p> <p>“...how design assessment frameworks, including Building or-for a Healthy Life, have influenced...”</p>	To correct a typographical error in the Main Modification.
GEN 4 'Recovery of forward-funded infrastructure costs'	18	<p>Amend Table 3.2 column 1 heading:</p> <p>“Forward funded road infrastructure scheme”</p>	For consistency with Table 3.1 heading.
GEN 5 'Aerodrome safeguarding'	19	<p>Amend paragraph 3.26:</p> <p>“... Government advice in OPDM ODPM Circular 1/2003...”</p>	To correct a typographical error.
GEN 7 'Recovery of planning obligations reduced on viability grounds'	21	<p>Amend paragraphs 3.31- 3.32:</p> <p>“3.31 A proportionate assessment of viability that takes account of all relevant policies, standards and costs, including CIL and planning obligations, is required by national planning guidance Planning Practice Guidance (PPG) as part of the plan making process. This is to ensure that the total cumulative costs of development do not undermine the deliverability of the plan. As the council's local plan policies have been viability tested prior to adoption and policies set out the contribution expected from development, the assumption in planning guidance is that</p>	For readability, confirming that the reference IDs quoted refer to the national Planning Practice Guidance (PPG).

		<p>“planning applications that fully comply with them should be assumed to be viable” (see PPG Reference ID: 10-007-20190509). In addition, it is the responsibility of site promoters to ensure that proposals for development fully comply with up to date plan policies and that the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan (see PPG Reference ID: 10-002-20190509).</p> <p>3.32 It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Planning guidance indicates that “such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force” (see PPG Reference ID: 10-007-20190509)”</p> <p><i>Amend paragraph 3.34:</i></p> <p>“3.34 As viability is judged on a range of factors, any of which may change over time, it is appropriate that the council should seek to recover these obligations should market conditions improve, or development prove to be more viable than originally forecast. This is particularly important on larger sites that are likely to be developed out over many years and where the potential for a positive change in viability is greater. This will be undertaken through a review process as set out in a legal agreement between the council and the applicant. As detailed in planning guidance, the review mechanism agreed should not be seen as “a tool to protect a return to the developer, but to strengthen local authorities’ ability to seek compliance with relevant policies over the lifetime of the project” (see PPG Reference ID: 10-009-20190509).”</p>	
ENV 2 ‘Ecological implementation’	28	<p><i>Amend ‘Related documents’:</i></p> <p>“• Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [ED 55]</p>	To provide a link to Natural England’s guidance on nutrient

		<ul style="list-style-type: none"> • Cheshire East Green Infrastructure Plan (2019, The Environment Partnership) [ED 47] • A Green Future: Our 25 Year Plan to Improve the Environment (2018, HM Government) • Biodiversity Net Gain: Good Practice Principles for Development (2017, CIEEM, CIRIA and IEMA) • The Natural Choice: Securing the Value of Nature (2011, HM Government) • Technical Paper: The Metric for the Biodiversity Offsetting Pilot in England (2012, DEFRA) • Nutrient Neutrality: A Summary Guide and Frequently Asked Questions (2022, Natural England) 	neutrality as suggested in the Inspector's final report (¶238).
ENV 4 'River corridors'	29	<p>Amend 'Related documents':</p> <ul style="list-style-type: none"> • Cheshire East Landscape Character Assessment (2018, LUC) [ED 10] • Cheshire East Local Landscape Designation Review (2018, LUC) [ED 11] • Green Space Strategy Update (2020, Cheshire East Council) [ED 18] • Cheshire East Green Infrastructure Plan (2019, The Environment Partnership) [ED 47] • Local Flood Risk Management Strategy (2017, Cheshire East Council) • Local Landscape Designations Study (2013, LUC) • North West River Basin District River Basin Management Plan (2016, Environment Agency) 	To provide a reference to the North West River Basin Management Plan as suggested in the Inspector's final report (¶244).
ENV 7 'Climate change'	36	<p>Amend 'Related documents':</p> <ul style="list-style-type: none"> • Local Plan Site Allocations and Development Policies Viability Assessment (2020, HDH Planning and Development) [ED 52] • Cheshire East Energy Framework (2015, Cheshire East Council) • Climate Change and Sustainable Energy Planning Research (2011, LDA Design) • Industrial Strategy Construction Sector Deal (2018, HM Government) • Cheshire East Council Environment Strategy 2020-2024 (2020, Cheshire East Council) • Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn & Singleton) 	To provide a reference to the council's Carbon Neutrality Action Plan as suggested in the Inspector's final report (¶255).

		<ul style="list-style-type: none"> • Cheshire East Council Carbon Neutrality Action Plan 2020-2025 (2020, Cheshire East Council). 	
HER 4 'Listed buildings'	56	<p>Amend Criterion 2:</p> <p>"Proposals involving loss of or substantial harm to the significance of a listed building or structure will normally be refused, unless it can be demonstrated that this is necessary to achieve substantial public benefits, which outweigh the harm, or the other circumstances in paragraph 201 of the NPPF (2021) apply. The council considers the demolition of listed buildings or structures to amount to substantial harm."</p>	For clarity (given that NPPF paragraph numbers change with each update).
HER 5 'Registered parks and gardens'	58	<p>Amend 'Related documents':</p> <ul style="list-style-type: none"> • Cheshire Historic Environment Record (Cheshire Archaeology Planning Advisory Service) • National Heritage List for England (Historic England) • The Planning System in England and the Protection of Historic Parks and Gardens (2016, The Gardens Trust) 	To correct a typographical error.
HOU 4 'Houses in multiple occupation'	90	<p>Amend paragraph 8.25a:</p> <p>"8.25a The council is currently considering the introduction of three Three non-immediate Article 4 Directions in parts of Crewe have been made to remove permitted development rights for HMOs accommodating between three and six unrelated residents. The Directions took effect on 1 November 2021. The council will continue to monitor the concentration of HMOs elsewhere in the borough and the use of any additional Article 4 Directions will be limited to situations where necessary to protect local amenity or the well-being of the area and apply to the smallest geographical area possible. A The Houses in Multiple Occupation Supplementary Planning Document is also being prepared to provide was adopted on 9 September 2021 and provides additional guidance, including the density calculation and potential exceptions to this."</p> <p>Amend 'Related documents':</p>	To update information to reflect the current position with the made Article 4 Directions in Crewe and the adopted supplementary planning document.

		<p>“• Amenity and Facilities Standards in Houses in Multiple Occupation (2018-2020, Cheshire East Council)”</p>	
RET 10 ‘Crewe town centre’	119	<p>Amend ¶9.41: “9.41 A number of complementary strategies have been prepared (or are in preparation) for Crewe, including the Town Centre Regeneration Delivery Framework and the Crewe Hub Area Action Plan. The council will give consideration as to how proposed developments relate to these strategies and contribute towards a strategic approach for public realm improvements across the town centre.”</p>	To reflect the council decision to withdraw the Crewe Hub Area Action Plan.
INF 6 ‘Protection of existing and proposed infrastructure’	132-133	<p>Amend paragraph 10.14: “10.14 This policy complements LPS Policy IN 1 'Infrastructure', which sets out the integrated approach that will be taken towards land use and infrastructure planning and delivery. LPS Policy INF 6 adds further detail to ensure that existing, important infrastructure is suitably protected and that the opportunity to either improve existing or provide new infrastructure that will support sustainable development in the borough is safeguarded.”</p> <p>Amend the bulleted list following paragraph 10.16:</p> <p>“• Middlewich Eastern Bypass: A priority scheme in the Cheshire East Infrastructure Delivery Plan Update and proposed to unlock the planned growth at Middlewich in the LPS including the Midpoint 18 (Ma6nitude) strategic employment site as well as addressing traffic congestion and removing heavy through-traffic from the narrow streets of Middlewich town centre. The anticipated scheme cost is £58-£74 million of which £46.8m-£48.2 million will be funded through the Department for Transport’s Large Local Scheme programme. The balance is to be met from the council’s capital budget and developer contributions. Planning permission was granted for the scheme by Cheshire East Council in July 2019 and by Cheshire West and Chester Council in September 2019. Main works are expected to start in 2021-late 2022 with an estimated 30 <u>22</u> month construction period.</p>	Policy INF 6 is a SADPD Policy (not a LPS policy). To provide updated background information to schemes.

		<ul style="list-style-type: none"> • A500 Barthomley Link Road: A priority scheme in the Cheshire East Infrastructure Delivery Plan Update, comprising an upgrade of the section of the A500 between Meremoor Moss roundabout and M6 junction 16 to dual carriageway standard. The scheme is aimed at addressing existing congestion issues at peak times, increasing resilience and improving safety, as well as supporting economic growth in and around Crewe. It will also assist the construction and operation of HS2. The estimated cost of the scheme is £68.7m which is anticipated to be met through a requested £55.1m grant from the Department for Transport and a local contribution (developer contributions and from the council's capital budget) of £13.6m. Planning permission was <u>originally granted for the scheme in April 2019 and granted for a revised scheme in August 2020</u>. In May 2020 the council's Cabinet resolved to take further steps to acquire the land necessary for the scheme including through the making of a compulsory purchase order. Subject to DfT final funding approval, the main works are expected start in <u>2021-2022</u>, with an estimated construction period of 27 months. • North West Crewe Package: A priority scheme in the Cheshire East Infrastructure Delivery Plan Update, which includes a new spine road and junction improvements to unlock key sites for business, jobs and housing in north-west Crewe; particularly the strategic sites LPS 4 'Leighton West' and LPS 5 'Leighton'. A further key feature of the scheme is the delivery of improved access to Leighton Hospital for emergency vehicles, staff and visitors. The council has been awarded £5m of the National Productivity Fund (Local Roads element) and secured a £10m Housing Infrastructure Fund grant towards the estimated scheme cost of £36.5m. The remainder of the cost (£21.5m) will be met through developer contributions and the council's capital budget. Planning permission was granted for the scheme in July 2019. In May 2020 the council's Cabinet resolved to take further steps to acquire the land necessary for the scheme including through the making of a compulsory purchase order. Main works are expected to start <u>in early during</u> 2021, with an estimated 24-month construction period. 	
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Chapter 12 'Site allocations'	147	<p><i>Amend Site Allocations 'Related documents':</i></p> <ul style="list-style-type: none"> • Draft adopted policies map (2020, Cheshire East Council) [ED 02] • The Provision of Housing and Employment Land and the Approach to Spatial Distribution (2020, Cheshire East Council) [ED 05] • Site Selection Methodology Report (2020, Cheshire East Council) [ED 07] • Employment Allocations Review (2020, Cheshire East Council) [ED 12] • Gypsy, Traveller and Travelling Showpeople Site Selection Report (2020, Cheshire East Council) [ED 14] • Settlement reports (2020, Cheshire East Council) [ED 21] to [ED 44] • Local Service Centres Safeguarded Land Distribution Report (2020, Cheshire East Council) [ED 53]" 	The draft map will not be relevant to the adopted document.
CRE 2 'Land off Gresty Road'	149	<p><i>Amend paragraph 12.25:</i></p> <p>"12.25 A traditional orchard is located to the south of the site and is a priority habitat listed under Section 41 the Natural <u>Environment</u> and Rural Communities (NERC) Act 2006..."</p>	To correct a typographical error.

TS 3 'Land at former brickworks, A50 Newcastle Road'	165	<p>Amend first paragraph of Site TS 3:</p> <p>"Land at the former brickworks, A50 Newcastle Road is allocated for two additional Travelling Showperson plots. Development proposals for this site must:"</p>	To correct a typographical error.
Appendix A 'Related documents and links'		<p>Amend paragraph A.1:</p> <p>"A.1 Documents published to support the publication draft SADPD are all available to download from the SADPD webpage: www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/site_allocations_and_policies.aspx https://www.cheshireeast.gov.uk/sadpd."</p> <p>Amend bulleted list following ¶A.1:</p> <ul style="list-style-type: none"> • Revised Publication Draft Site Allocations and Development Policies Document (version showing tracked changes) (2020, Cheshire East Council) [ED 01a] • Revised Publication Draft Site Allocations and Development Policies Document ('clean' version) (2020, Cheshire East Council) [ED 01b] • Schedule of Changes to the Initial Publication Draft SADPD (2020, Cheshire East Council) [ED 01c] • Initial Publication Draft Site Allocations and Development Policies Document (2019, Cheshire East Council) [ED 01d] • Draft adopted policies map (2020, Cheshire East Council) [ED 02] • Revised Publication Draft SADPD Sustainability Appraisal (2020, Cheshire East Council) [ED 03]..." <p>Amend paragraph A.2:</p> <p>"A.2 Additional documents from the LPS examination library may also be relevant in support of SADPD policies. These can be viewed via the LPS webpage at www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/local-plan-strategy https://www.cheshireeast.gov.uk/localplanstrategy."</p>	<p>We won't leave the submission plan documents on the SADPD webpage in the longer-term, as this has potential to cause confusion regarding which is the final adopted document.</p> <p>Consequential amendments to the list of other related documents and correction of hyperlinks that have changed since the plan was submitted.</p> <p>To provide links to Natural England's guidance on nutrient neutrality and the North West River Bain Management Plan as suggested in the Inspector's final report (¶¶238 & 244).</p>

		<p><i>Amend ‘Other related documents’:</i></p> <ul style="list-style-type: none"> • A Green Future: Our 25 Year Plan to Improve the Environment (2018, HM Government). Available at www.gov.uk/government/publications/25-year-environment-plan • Acoustics Ventilation and Overheating Residential Design Guide, Version 1.1 (2020, Association of Noise Consultants). Available at https://www.association-of-noise-consultants.co.uk/avo-guide/ • Active Design Guide (2015, Sport England and Public Health England). Available at www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design • Amenity and Facilities Standards in Houses in Multiple Occupation (2018 2020, Cheshire East Council). Available at www.cheshireeast.gov.uk/pdf/housing/hmo-amenities-guide-2018-july-2018.pdf https://www.cheshireeast.gov.uk/pdf/housing/hmo-amenities-guide.pdf • Ancient Woodland, Ancient Trees and Veteran Trees: Protecting them from Development (2018, Natural England and the Forestry Commission). Available at www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences • Bentley Motors Development Framework and Masterplan (2017, Cheshire East Council and HOW Planning). Available at www.cheshireeast.gov.uk/planning/spatial-planning/saved_and_other_policies/additional_planning_policies/planning_guidance_and_briefs https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/bentley-motors-development-framework-and-masterplan.pdf • Biodiversity Net Gain: Good Practice Principles for Development (2017, CIEEM, CIRIA and IEMA). Available at https://cieem.net/biodiversity-net-gain-guidance-published/ • BS 5837 Trees in relation to design, demolition and construction - Recommendations (2012, British Standards Institute). Available at https://shop.bsigroup.com/ProductDetail?pid=000000000030213642 • BS 8233 Guidance on sound insulation and noise reduction for buildings (2014, British Standards Institute). Available at https://shop.bsigroup.com/ProductDetail/?pid=000000000030241579 • BS EN 16798-1 Energy performance of buildings – ventilation for buildings part 1: Indoor environmental input parameters for design and 	
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		<p>assessment of energy performance of buildings addressing indoor air quality, thermal environment, lighting and acoustics - Module M1 (2019, British Standards Institute). Available at https://shop.bsigroup.com/ProductDetail?pid=000000000030297474</p> <ul style="list-style-type: none"> • BB93: Acoustic design of schools - performance standards (2015, Department for Education). Available at www.gov.uk/government/publications/bb93-acoustic-design-of-schools-performance-standards • Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn & Singleton). Available at https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf • Cabinet paper: Crewe Town Centre Regeneration Programme: Major Investment Decisions (2017, Cheshire East Council). Available at http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s58073/Crewe%20Town%20Centre%20Regeneration%20-%20report%20final.pdf • Catchment Flood Management Plans (2009, The Environment Agency). Available at www.gov.uk/government/collections/catchment-flood-management-plans • Cheshire East Air Quality Action Plan 2020-2025 (2018-2021, Cheshire East Council). Available at www.cheshireeast.gov.uk/environment/environmental_health/local_air_quality/https://www.cheshireeast.gov.uk/pdf/environment/air-quality/aqap-final-aug-2021.pdf • Cheshire East Air Quality Annual Status Report (2019-2021, Cheshire East Council). Available at www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/review_and_assessment/review_and_assessment.aspx • Cheshire East Air Quality Management Areas Maps (Cheshire East Council). Available at www.cheshireeast.gov.uk/business/environmental_health/local_air_quality/aqma_area_maps.aspx 	
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