

Cabinet Member for Strategic Communities Agenda

Date:	Monday, 12th May, 2014
Time:	11.00 am
Venue:	Committee Suite 3, Westfields, Middlewich Road, Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relating to the work of the body in question. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

4. **Cheshire East Local Development Scheme 2014-2016 (Pages 1 - 48)**

To consider the report of the Head of Strategic and Economic Planning to approve the Draft Local Development Scheme 2014-2016 with effect from 1 April 2014.

For requests for further information

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CHESHIRE EAST COUNCIL

REPORT TO: Portfolio Holder Strategic Communities

Date of Meeting: 12th May, 2014
Report of: Head of Strategic and Economic Planning
Subject/Title: Cheshire East Local Development Scheme 2014 -16
Portfolio Holder: Councillor David Brown

1.0 Report Summary

- 1.1 This report outlines the *Draft Local Development Scheme 2014-2016* for consideration by the Portfolio Holder for Strategic Communities.
- 1.2 This report was considered by the Strategic Planning Board on the 30th April, 2014 which made a recommendation that the local plan programme be amended by
- (i) Bringing forward the 'Earliest Adoption' date of the Local Plan Strategy from February, 2015 to December, 2014; and
 - (ii) Revising the receipt of the Inspector's Report on the Local Plan Strategy from December, 2014 to November, 2014.

2.0 Decision Requested

- To approve the *Draft Local Development Scheme 2014- 2016* (Annex A), as amended following the recommendations of the Strategic Planning Board ; and
- That, in accordance with Section 111 of the *Localism Act 2011*, the revised *Local Development Scheme 2014-2016* is brought into effect as of the 1st April, 2014.

3.0 Reasons for Recommendation

- 3.1 To ensure that the Council has an approved three year programme for the preparation of the various Development Plan Documents (DPD's) that will make up the Cheshire East Local Plan and that the submission stage of the *Local Plan Strategy* meets legal requirements.

4.0 Wards Affected

- 4.1 All

5.0 Local Ward Members

- 5.1 All

6.0 Policy Implications

- 6.1 The Cheshire East Local Plan will set out the vision, objectives, spatial strategy and policies for the development of Cheshire East (excluding the Peak District National Park) to 2030. It will interpret national planning policies within the context of Cheshire East Borough and will aim to ensure that the future development of the Borough is planned in a sustainable manner. It will be developed in co-operation with other adjacent local authorities to ensure that it contributes to the strategy for the future development of the sub-region.
- 6.2 The Local Plan will take into account other strategies and plans produced by the Council and its Local Strategic Partners in order to present a shared vision and strategy to ensure consistency in programme delivery. It will also deliver the spatial aspects of the Cheshire East Sustainable Community Strategy '*Ambition for All*'.

7.0 Financial Implications

- 7.1 The costs of preparing the various documents will be met from current and future Spatial Planning budgets. The revised *Local Development Scheme* takes into account several factors, notably the resource implications of producing a *Local Plan Strategy* Development Plan Document (DPD) to submission stage and the management of an ambitious plan-making programme within budgetary constraints.

8.0 Legal Implications

- 8.1 Local planning authorities are required by Section 19 of the *Planning and Compulsory Purchase Act 2004* to prepare documents in accordance with their Local Development Scheme.
- 8.2 Section 15 of the *Planning and Compulsory Purchase Act 2004* sets out the roles of the local planning authority and the Secretary of State in relation to an authority's Local Development Scheme. Every local planning authority must prepare and maintain a scheme specifying the documents that will be Development Plan Documents, their subject matter and area and the timetable for their preparation and revision.
- 8.3 Section 15 further requires local planning authorities to revise their Local Development Schemes '*at such time as they consider appropriate*'. The Council's current LDS was produced in April, 2012 and therefore several changes to its content and timetable need to be made in order that a revised scheme can be approved and published prior to examination of the *Local Plan Strategy* DPD. This forms part of the legal requirements associated with preparation of Development Plan Documents, as they must be prepared in accordance with an up-to-date Local Development Scheme approved by the local planning authority.

- 8.4 Section 111 of the *Localism Act 2011* amends Section 15 of the *Planning and Compulsory Purchase Act 2004* so that local planning authorities will have to publish up to date information direct to the public on the scheme, rather than the Secretary of State, including their compliance with their timetable for the preparation or revision of Development Plan Documents. However, whilst the Secretary of State still retains powers to direct changes, these are only to be used in exceptional circumstances for the purpose of ensuring effective plan coverage.

9.0 Risk Management Implications

- 9.1 The *Local Development Scheme 2014-2016* sets out the risks associated with the preparation of the Local Plan and new risks have arisen since the last scheme was approved in March, 2012, namely:

- Revisions to the plan-making process contained in the *Localism Act 2011*;
- A significant increase in speculative planning applications for major housing schemes resulting in planning appeals against refusals of planning consent;
- An overwhelming public response to the *Pre-Submission Core Strategy* published for consultation in November, 2013;
- The preparation of a comprehensive evidence base to underpin the *Local Plan Strategy*; and
- The need to address staff resources using temporary interim appointments.

10.0 Background

- 10.1 The *Local Development Scheme 2014-2016* sets out a programme and timetable for the preparation of documents for the Cheshire East Local Plan, the current scheme having been approved in March, 2012. Moreover, it provides a key reference point for people wishing to find out about the Council's timetable for preparing the various documents of the Local Plan, the status of each document, their geographical extent and the policies contained within them. It therefore describes:

- The content and geographic area to which each of the Development Plan Documents (DPD's) relates;
- The timetable and key milestones in the preparation of the DPD's;
- The inter-relationships between each DPD; and

- Arrangements during the transitional period for 'saved' policies.

- 10.2 At its meeting on 5th March 2012, Cabinet considered a report on options for a revised programme for preparing the Local Plan. The context of the report was that the *Place Shaping* consultation had revealed the complexity of preparing a completely new Local Plan for a Borough with a population of some 370,000 people in a geographical area of about 1,158 square kilometres. Initial work in some of the main settlements also revealed that infrastructure provision would be a significant influence on the plan-making process and more detailed work would be required to fully understand the infrastructure implications and constraints of new development. In addition, the *Place Shaping* and *Neighbourhood Planning* exercises in the form of *Town Strategies*, though hugely beneficial in engaging local communities, proved to be very resource intensive.
- 10.3 As a consequence, the Council was not in a position to commence consultations on the Preferred Options stage of both the *Core Strategy* and *Site Allocations and Development Policies* Development Plan Documents in May 2012, as originally scheduled in the draft *Local Development Scheme 2011-2013*.
- 10.4 Having considered the options, Cabinet agreed that a revised programme for the *Core Strategy* and *Site Allocations and Development Policies* DPD's would be appropriate with the effect that both documents would go directly to the Final Submission Plan stage rather than having two formal stages of consultation. At that time, it was forecast that this would allow adoption of the *Core Strategy* by the end of 2013 and the adoption of the *Site Allocations and Development Policies* document by the end of 2014 in accordance with the plan-making timetable set out in the current LDS. However, whilst the streamlined programme is reflected in the revised *Local Development Scheme 2014 -16* attached to this report, it should be noted that due to the overwhelming response to the *Shaping our Future: Development Strategy* and *Pre-Submission Core Strategy* consultations, estimated to be about 24,000 representations, significant slippage has occurred in those original targets.
- 10.5 In respect of the *Site Allocations and Development Policies* Development Plan Document, the Cabinet originally agreed to consider measures and resources that would enable a 'two stage' timetable to be achieved, but as in the case of the *Local Plan Strategy* (previously *Core Strategy*) DPD, such an approach was not considered feasible within existing staff resources. Therefore, the revised LDS seeks to continue the valuable work that has already been undertaken on the *Site Allocations and Development Policies* DPD as soon as practically possible after the submission of the *Local Plan Strategy* DPD to Examination in mid-2014.
- 10.6 The revised LDS introduces the *Waste* DPD into the programme for the first time, though work on this document is not programmed to be published until

the middle of next year, by which time it is envisaged that the *Local Plan Strategy* will have been adopted following examination.

11.0 Key Assumptions

11.1 There are a number of key assumptions that will determine the extent to which the timetabling contained in the *Draft Local Development Scheme 2014-2016* attached at Annex A can be achieved.

11.2 These assumptions include the following:-

- The Examination into the *Submission Local Plan Strategy* DPD closes by Autumn, 2014;
- The *Waste* DPD programmed to run concurrently with the *Site Allocations and Policies* DPD;
- Staffing levels remain as per 2013/14;
- No further changes to national guidance/regulations (ie National Planning Practice Guidance/National Planning Policy Framework);
- No significant modifications following receipt of Inspector's Report on *Local Plan Strategy*;
- No legal challenge to *Local Plan Strategy*; and
- *Local Development Scheme* revision within 12 months of approval.

12.0 Monitoring and Review

12.1 Progress with the preparation of the Local Plan documents will continue to be reviewed annually as part of the *Monitoring Report*, the main purpose of which will be to assess:

- The implementation of the Local Development Scheme; and
- The extent to which policies in Development Plan Documents (and 'saved' plans) are being achieved and meeting monitoring indicators and targets.

12.2 The *Monitoring Report* will report actual progress on each DPD compared with the targets and milestones for preparation set out in the *Draft Local Development Scheme 2014-2016*. It will show whether the Council has met its targets and milestones, is on target to meet them, is falling behind schedule, or is unlikely to meet them. If any DPD is behind schedule or has failed to meet a target or milestone, the *Monitoring Report* should explain the reasons for this and may conclude that there is a need for a new timetable for the remaining stages leading to adoption.

12.3 The effect of reporting on progress is to highlight whether there is a need to revise the LDS. However, irrespective of the outcome of the *Monitoring Report*, it will be the intention of the Council to revise its LDS each year as it is in essence a three-year project plan. At the end of each year, the three-year period will be rolled forward for another year, so that the future timetable for each DPD can be shown.

13.0 Access to Information

13.1 The background papers relating to this report can be inspected by contacting the report writer:

*Adrian Fisher, Head of Strategic and Economic Planning,
Cheshire East Council, Westfields, Sandbach, Cheshire*

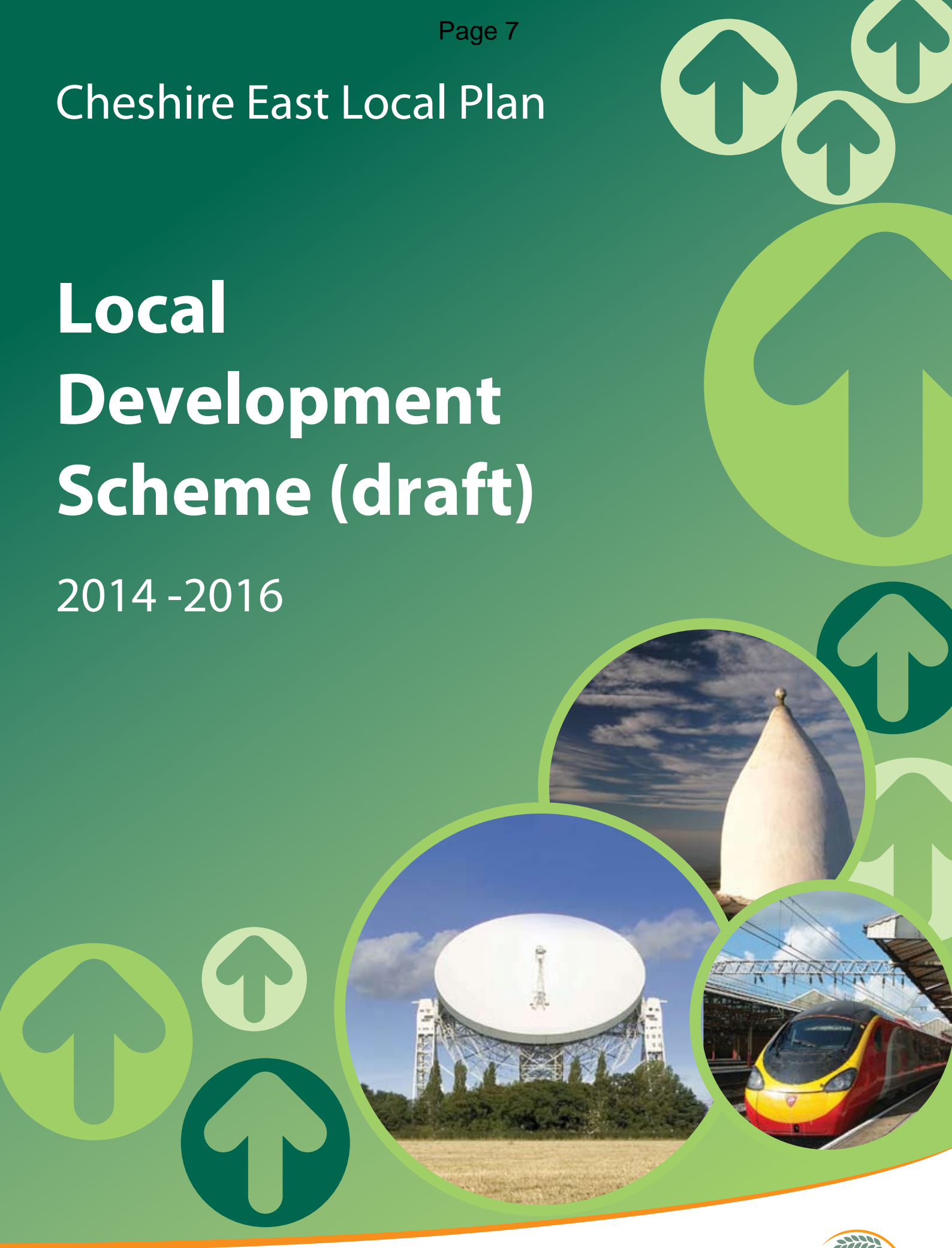
E-mail: localplan@cheshireeast.gov.uk

Annex A Draft Local Development Scheme 2014-2016

Cheshire East Local Plan

Local Development Scheme (draft)

2014 -2016





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1 Introduction

1.1 The first Cheshire East Local Development Scheme was approved in February 2009 and has been revised when appropriate. This is the fourth Local Development Scheme, which sets out a programme and timetable for the preparation of documents for the Cheshire East Local Plan during the period 2014 to 2016.

1.2 The Local Development Scheme is the starting point for people to find out about the Council's timetable for preparing the various documents of the Local Plan, the status of each document and the policies contained in it. The Local Development Scheme describes:

- the content and geographic area to which each of the Development Plan Documents relates;
- the timetable and the key milestones in their preparation;
- the interrelationships between each document; and
- the arrangements during the transitional period for saved policies.

1.3 Progress with the preparation of the Local Plan documents will be reviewed as part of the Local Plan Monitoring Report. The Local Development Scheme will be updated in the light of this review and at such other times when circumstances require a change to the timetable for the preparation of documents.

2 The Proposed Cheshire East Local Plan

2.1 The Local Plan will (together with any Neighbourhood Plans that are adopted) be the Development Plan for Cheshire East, and its policies will form the basis for planning decisions in the Borough. It will set out the vision, objectives, spatial strategy and policies for the development of Cheshire East for the period to 2030. This means the Local Plan will look at:

- How many new jobs are needed and where they should go;
- Protecting and improving important open areas and providing new ones;
- How many new homes will be required and where they should go;
- Providing new transport infrastructure including roads, cycle routes and footpaths; and
- How our town centres and community facilities could be improved.

2.2 The Local Plan for Cheshire East will consist of three key documents. These are:

- The Local Plan Strategy which identifies the overarching objectives for spatial planning in Cheshire East. It will be used by everyone who wants to see how the Borough will change and what new development will be delivered over the next 20 years. The Local Plan Strategy will also identify strategic sites and locations and provide a key diagram that shows the position of these sites and locations;
- The Site Allocations and Development Policies Document which will allocate smaller sites for future



Figure 2.1 Content of the Local Plan



development and provide detailed policies to be used when considering planning applications for new development across the Borough; and

- The Waste Development Plan Document which will set out policies for dealing with waste and identify specific sites for waste management facilities.

2.3 The Local Plan will be supported by a Policies Map which will:

- Identify settlement boundaries;
- Show where different types of development will be permitted;
- Display environmental and heritage designations; and
- Show how policies will apply across the area.

2.4 Those documents in the Cheshire East Local Plan that are Development Plan Documents will become the new Development Plan for the Borough outside the Peak District National Park. That part of the Borough in the Peak District National Park is covered by the Peak District Local Development Framework.

2.5 As resources permit in the future, Area Action Plans and Supplementary Planning Documents will be prepared to provide guidance on the implementation of key policies.

2.6 Appendix 1 sets out the schedule of proposed Development Plan Documents (DPDs), including a brief description for each Development Plan Document, key consultation milestones, its chain of conformity, and a brief description of the Development Plan Document's contents.

2.7 The stages of preparing a Development Plan Document can be found in Table 2.1.

1.Pre-production	Evidence gathering stage to develop the evidence base to inform the preparation of a 'sound' Development Plan Document.
2. Production	Public consultation by providing a framework of continuous engagement with stakeholders and the community to develop a dialogue on specific issues and options. A Final Draft of the Development Plan Document is published for a formal 6 week period of consultation. From this stage, the formal representations received will be forwarded to the Secretary of State for consideration at the Examination along with the submitted Development plan Document.
3. Examination	Independent examination by a Planning Inspector to consider the 'soundness' of the Development Plan Document.
4. Adoption	The Inspector prepares a report with recommendations that will be considered by the Local Authority. The Development Plan Document is adopted by the Council and published as part of the Local Plan.

Table 2.1 Stages of Preparing a Development Plan Document



2.8 It is crucial to have an appropriate evidence base and to make sure that there is sufficient time to carry out consultations with stakeholders and the local community to understand the challenges facing the Borough and to develop the spatial vision and the strategic objectives for the Borough's future. The assessment of site specific proposals will support the development of the Local Plan Strategy, and, where appropriate, strategic sites and locations will be included. The Site Allocations and Development Policies Document will be finalised once the Local Plan Strategy has been adopted. Generic development management policies, including those for minerals will be prepared and included in the Local Plan Strategy and Site Allocations and Development Policies Document as appropriate. Strategic and detailed policies and proposals for waste development will be included in the Local Plan Strategy and a separate Waste Development Plan Document as appropriate.

2.9 Resources are being prioritised to deliver these Development Plan Documents to make sure that we draw up a comprehensive Local Plan as quickly as possible. Any change in priorities will be addressed in future reviews of the Local Development Scheme.

2.10 Transitional arrangements allow for the policies in the adopted Local Plans of the former constituent Local Authorities to be 'saved' until they are reviewed as part of the Local Plan. Directions were issued by the Secretary of State to 'save' certain policies of the Congleton, Crewe and Nantwich and Macclesfield Local Plans. Appendix 5 contains a list of those policies that are currently 'saved'; these will be updated as further Development Plan Documents are adopted.

3 Resources and Project Management

3.1 The preparation of the Local Plan will be carried out by the Spatial Planning Team in the Strategic and Economic Planning Department at Cheshire East Borough Council. Specialist consultants will be employed to carry out background studies, as appropriate.

3.2 The Council's Corporate Leadership Board, consisting of Members and Officers from relevant divisions of the Council, will be responsible for coordinating the preparation of the Local Plan and ensure its integration with the Sustainable Community Strategy and other Council strategies that will impact on place shaping, such as housing, economic development, transport, leisure and environmental strategies, to help ensure shared ownership.

3.3 An Infrastructure Delivery Plan has been prepared in consultation with stakeholders and partners to set out the infrastructure requirements of the Local Plan Strategy and the implementation plan for their delivery.

3.4 The overall production of the Local Plan will be overseen by the Local Plan Members' Panel led by the Portfolio Holder for Strategic Communities and Spatial Planning Officers, headed by the Strategic and Economic Planning Manager.

3.5 The Local Plan Member Panel's terms of reference are:

- to consider all aspects of the preparation of Local Plan documents including regular updates on progress;
- to act as a reference point to provide feedback and input into emerging Local Plan documents including input to the range of options the Council may wish to evaluate and explore with the public;



- to provide a steer on policy direction for officer reports to Portfolio Holders/Cabinet;
- to make sure that all Members are engaged in the Local Plan process at the appropriate time;
- to receive and accept evidence base reports for the Local Plan as they are completed;
- to provide an arena for discussion on regional and sub-regional strategies;
- to consider relevant plans and strategies prepared by other bodies (including national planning policy guidance) that may impact on Cheshire East; and
- to make recommendations in respect of the above to the Cabinet/Portfolio Holder as appropriate.

3.6 Adequate budgets are in place to cover the cost of the preparation of the Local Plan, the background evidence studies, printing and other costs associated with consultations and the costs of Examination.

3.7 The Head of Strategic and Economic Planning will be the Project Manager and will be responsible for:

- Preparing and reviewing the Local Development Scheme;
- Monitoring progress in preparation of documents against key milestones;
- Identifying areas at risk and contingency where necessary;
- Identifying and bidding for resources required to prepare and deliver the Local Plan;
- Understanding the statutory and technical requirements for preparing each Local Development Document and the Local Plan as a whole;
- Overseeing the process of managing community involvement and undertaking Sustainability Appraisal and Habitats Regulations Assessment to make sure that the Local Development Document production process is compliant with the Statement of Community Involvement, Sustainability Appraisal guidance and the Habitats Directive;
- Allocating resources and responsibilities and manage the work of the Spatial Planning Team in preparing the Local Plan;
- Overseeing the monitoring and review of the Local Plan and the preparation of the Monitoring Report;
- Delivering the documents to the required standard within the specified timescale; and
- Reporting progress including issues, risks and dependencies to the Local Plan Member Panel.

3.8 A Risk Management Log is set out in Appendix 3. It contains an analysis of the areas of uncertainty and risk facing the production of the Local Plan, with risks of a critical or significant potential impact and of a very high or high likelihood. These include changes to plan making procedures and national planning policy that have been implemented by the Coalition Government since the last Local Development Scheme was approved and the potential for high levels of local opposition to proposals in the Local Plan.

3.9 There are significant risks that could impact upon delivery of the Local Plan to the schedules set out in this Local Development Scheme. In order to minimise possible impacts, risk management has been embedded in the Local Plan production processes so that risk can be evaluated and, where possible, eliminated. Whilst proposed responses or mitigation measures have been set out seeking where possible to manage these risks, some areas of risk are outside the Council's control. In addition, financial pressures could curtail many of the proposed mitigation measures.



3.10 The risk assessment would suggest that the Local Plan programme remains extremely challenging, particularly with the uncertainties that have arisen following the revocation of Regional Spatial Strategies, the recent publication of new National Planning Practice Guidance (NPPG) and reduced funding to Local Authorities. However, given the need for the Unitary Authority to prepare a Local Plan to replace the Local Plans from the former District Authority areas and ensure the continuing supply of land for new developments, these risks must be accepted by the Council. The most fundamental overall mitigation measure that can be made is to build in realistic document production time-scales into this Local Development Scheme at the outset and make sure sufficient resources are available throughout the timescale of the Local Development Scheme.

4 Sustainability Appraisal and Habitats Regulation Assessment

4.1 A Sustainability Appraisal, incorporating a Strategic Environmental Assessment, will be carried out on Development Plan Documents at key stages of their preparation.

4.2 The Sustainability Appraisal will be carried out as an integrated process to consider how the principles of sustainable development are reflected in the strategy and policies of the Local Plan. It will examine the impact of the strategy, policies and options on economic, social and environmental objectives. It will also include an Equality Impact Assessment, Accessibility Assessment and Health Impact Assessment as well as a Rural Proofing Assessment. Baseline indicators will be established as part of the process to enable the impact of the implementation of the Local Plan to be assessed and monitored in the future.

4.3 The Sustainability Appraisal will to be undertaken in five stages:

- Preparation - establishing baseline information and indicators;
- Emerging Options and Preferred Options - the production of a Sustainability Report for consultation considering the impact of the strategy and options;
- Publication and Submission - the production of the final Sustainability Report for consultation considering the impact of the policies and allocations;
- Evaluation and Review - involves reviewing consultation responses and making relevant changes;
- Monitoring - involves monitoring the significant effects of implementing the Development plan Document (DPD).

4.4 A Habitats Regulation Assessment under Article 6(3) and (4) of the Habitats Directive 92/43/EEC will be carried out on each Development Plan Document to assess the impact of the document against the objectives of a European designation (eg - Special Protection Areas, Special Areas of Conservation, Ramsar sites) to ascertain whether it would affect the site's integrity.

5 Evidence Base

5.1 It is a key feature of the Local Plan that its policies and proposals are based on soundly researched evidence. Technical reports will be prepared, as appropriate, to provide essential background data that will assist in the development of policies and the selection of development options. Where appropriate, this evidence base will also provide baseline data for the monitoring and review of the Local Plan.



5.2 The main technical studies being undertaken to support the Local Plan are listed in Appendix 2.

6 Monitoring and Review

6.1 Cheshire East Council has produced Monitoring Reports for the Local Plan since 2009. These compile relevant data for the Unitary Authority on a wide range of indicators.

6.2 Progress with the preparation of the Local Plan documents set out in the Local Development Scheme will be reviewed each year as part of the Monitoring Report.

6.3 The Monitoring Report will assess how the Council is performing against the timescales set out in the relevant Local Development Scheme, consider the reasons for any slippage and the need for any revisions to the Local Development Scheme. The Local Plan will be updated and rolled forward in the light of such reviews.

6.4 The planning system is intended to be an on-going rather than a finite process. A programme of review of the Local Development Documents will therefore be established to make sure that they are revised and updated as and when required in response to the findings of the Monitoring Report.



Appendix 1 Schedule of Development Plan Documents

Title	Description	Geographic Coverage	Conformity	Local Plan Preparation (Reg 18)	Publication	Submission	Pre-Examination meeting ⁽¹⁾	Independent Examination ⁽²⁾	Inspector's Report ⁽³⁾	Adoption ⁽⁴⁾
Local Plan Strategy DPD	Vision, Objectives and strategy for the spatial development of the area, and includes strategic sites and strategic development policies.	Cheshire East outside the National Park	General conformity with NPPF, NPPG and Waste PPS	April 2009 to March 2014	March / April 2014	May 2014	July 2014	September 2014	November 2014	December 2014
Site Allocations and Development Policies DPD	Detailed policies and proposals to guide the allocation of land for specific uses.	Cheshire East outside the National Park	General conformity with NPPF, NPPG and the Local Plan Strategy	April 2009 to December 2014	May / June 2015	September 2015	November 2015	January 2016	April 2016	June 2016
Waste Development Plan Document	Policies for dealing with waste and the identification of specific sites for waste management.	Cheshire East outside the National Park	General conformity with Local Plan Strategy, the Waste PPS and National Waste Management Plan for England	July 2014 to March 2015	May / June 2015	September 2015	November 2015	January 2016	April 2016	June 2016

Table 1.1 Schedule of Development Plan Documents

- 4 Dependent on previous stages
- 3 To be advised by Inspectorate
- 2 To be advised by Inspectorate
- 1 To be advised by Inspectorate



CHESHIRE EAST LOCAL PLAN PROGRAMME

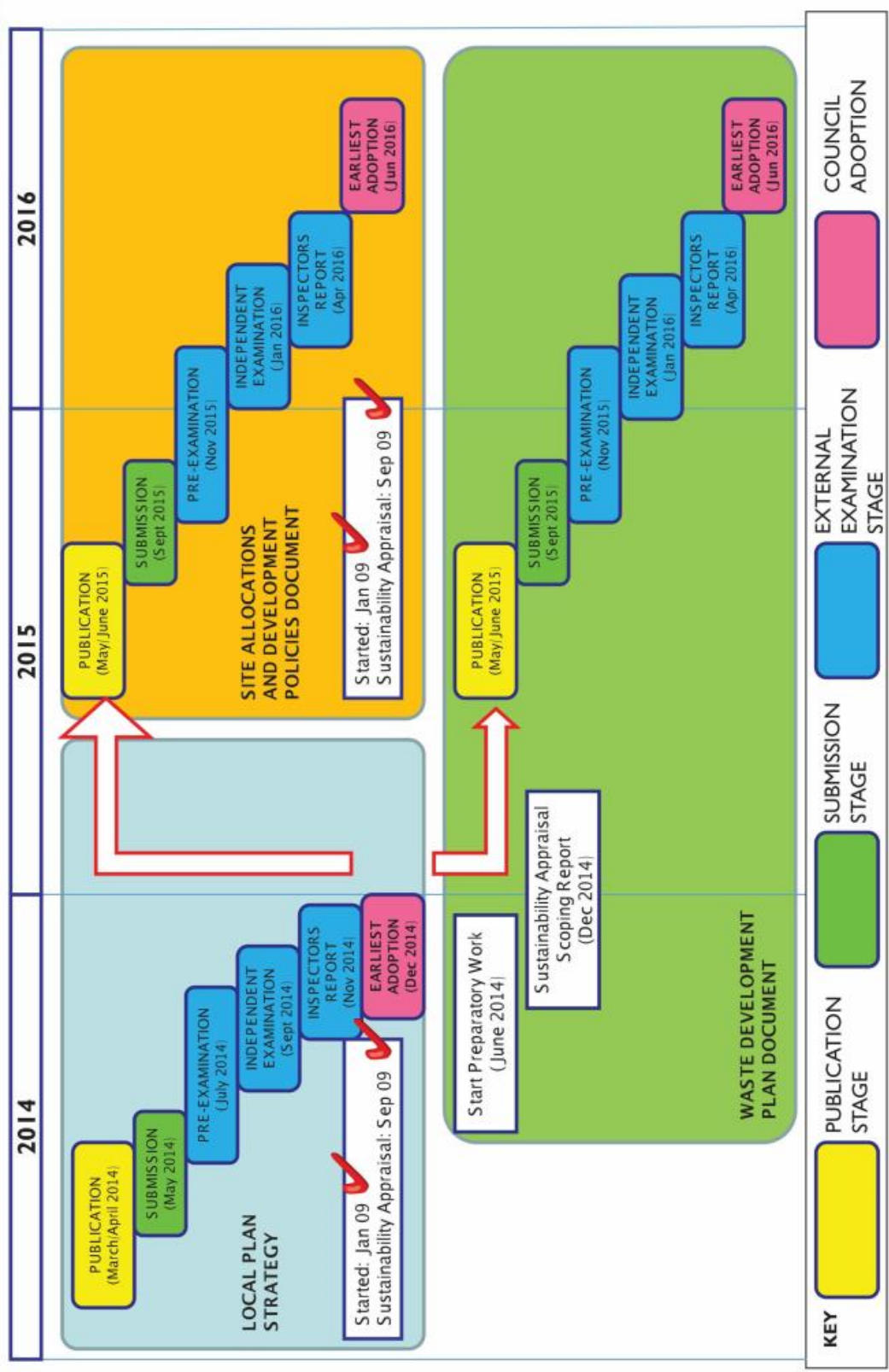


Figure 1.1 Cheshire East Local Plan Programme





Local Plan Strategy

- **Status:** Development Plan Document.
- **Role:** Sets out the Vision, Objectives and Strategy for the spatial development of the area to 2030, and will include strategic sites and locations. It will also include strategic development policies.
- **Geographical Area:** Cheshire East outside the Peak District National Park.
- **Conformity Chain:** Consistent with the Waste Planning Policy Statement, National Planning Policy Framework and National Planning Practice Guidance.
- **Produced by:** To be produced by the Cheshire East Spatial Planning Team.
- **Resources:** Cheshire East Local Plan Spatial Planning Team budgets.
- **Community Involvement:** Community involvement will be carried out in accordance with the Statement of Community Involvement (SCI). Widespread community and stakeholder participation will be encouraged when the Local Plan Strategy is published prior to being submitted to the Secretary of State.
- **Sustainability Appraisal/Habitats Regulation Assessment:** To be undertaken alongside the preparation of the Development Plan Document with consultation carried out simultaneously.

Timetable

Start Preparatory Work: April 2009

Sustainability Appraisal Scoping Report: September 2009

Plan Preparation (Regulation 18): April 2009 to March 2014

Publication of the DPD: March/April 2014

Submission to the Secretary of State: May 2014

Pre-Examination Meeting: July 2014

Independent Examination: September 2014

Inspector's Report: November 2014

Adoption: December 2014



Site Allocations and Development Policies Document

- **Status:** Development Plan Document
- **Role:** Contains detailed policies and proposals to deliver and guide land allocated for specific purposes. It will include the detailed policies and proposals for minerals and generic development policies.
- **Geographical Area:** Cheshire East outside the Peak District National Park.
- **Conformity Chain:** Consistent with National Planning Policy Framework, National Planning Practice Guidance and the Local Plan Strategy.
- **Produced by:** To be produced by the Cheshire East Spatial Planning Team.
- **Resources:** Cheshire East Local Plan Spatial Planning Team budgets.
- **Community Involvement:** Community involvement will be carried out in accordance with the Statement of Community Involvement (SCI). Widespread community and stakeholder participation will be encouraged during the early stages of developing the Site Allocations & Development Policies Document and when the document is published prior to being submitted to the Secretary of State.
- **Sustainability Appraisal/Habitats Regulation Assessment:** To be undertaken alongside the preparation of the Development Plan Document with consultation carried out simultaneously.

Timetable

Start Preparatory Work: April 2009

Sustainability Appraisal Scoping Report: September 2009

Plan Preparation (Regulation 18): April 2009 to December 2014

Publication of the DPD: May/June 2015

Submission to the Secretary of State: September 2015

Pre-Examination Meeting: November 2015

Independent Examination: January 2016

Inspector's Report: April 2016

Adoption: June 2016



Waste Development Plan Document

- **Status:** Development Plan Document
- **Role:** Contains detailed policies for dealing with waste and the identification of specific sites for waste management.
- **Geographical Area:** Cheshire East outside the Peak District National Park.
- **Conformity Chain:** Consistent with the Waste Planning Policy Statement, National Planning Policy Framework, National Planning Practice Guidance, the Local Plan Strategy and the National Waste Management Plan for England.
- **Produced by:** To be produced by the Cheshire East Spatial Planning Team.
- **Resources:** Cheshire East Local Plan Spatial Planning Team budgets.
- **Community Involvement:** Community involvement will be carried out in accordance with the Statement of Community Involvement (SCI). Widespread community and stakeholder participation will be encouraged during the early stages of developing the Waste DPD and when the document is published prior to being submitted to the Secretary of State.
- **Sustainability Appraisal/Habitats Regulation Assessment:** To be undertaken alongside the preparation of the Development Plan Document with consultation carried out simultaneously.

Timetable

Start Preparatory Work: June 2014

Sustainability Appraisal Scoping Report: December 2014

Plan Preparation (Regulation 18): July 2014 to December 2014

Publication of the DPD: May/June 2015

Submission to the Secretary of State: September 2015

Pre-Examination Meeting: November 2015

Independent Examination: January, 2016

Inspector's Report: April 2016

Adoption: June 2016



Appendix 2 Evidence Base

Study	Purpose	Timescale
Cheshire and Warrington Gypsy and Traveller Needs Assessment	To assess the future accommodation needs of Gypsies, Travellers and Travelling Showpeople.	Completed May 2007. Updated in March 2014.
Cheshire East Gypsy and Travelling Showperson Site Identification Study	To identify potential sites for Gypsy and Travelling Showperson accommodation for subsequent inclusion in the Site Allocations and Development Policies DPD.	Completed April 2014.
Cheshire East and Cheshire West and Cheshire Council's Waste Needs Assessment	To assess the demand for various types of waste management facility.	Completed May 2011.
Cheshire Historic Landscape Characterisation	A record of landscape features that relate to a succession of land uses, allowing areas to be analysed and described according to their historic character.	Completed November 2007. Revised December 2008.
Cheshire Landscape Character Assessment	To assess the suitability of the landscape designations covering the District. To consider policy options to protect and enhance the landscape of the Borough.	Completed in 2008.
Cheshire Retail Study Update	To consider the future need for development in town centres to help support their viability and vitality.	Completed April 2011.
Climate Change and Sustainable Energy Planning Research	An assessment of the feasibility of delivering various types of renewable energy and the total implementable renewable resource, taking account of constraints in the Borough.	Completed September 2011.
Crewe Vision (including High Growth City)	A strategic masterplan to guide the future development of Crewe to deliver the future regeneration and economic growth of the town.	Completed in 2013.
Determining the Settlement Hierarchy	To assess the availability of community and leisure services, employment opportunities and the levels of accessibility.	Completed November 2010.
Employment Land Review	To review the amount and type of land and buildings available for economic development and the nature of current demands and likely future trends.	Completed November 2012.
Green Belt Assessment	To assess the North Cheshire and South Cheshire Green Belt	Completed in November 2013.



Study	Purpose	Timescale
Green Infrastructure Framework for North East Wales, Cheshire and Wirral	Prepared with the Mersey and Dee Alliance the Framework sets out a vision of how a healthy natural environment can help sustain economic growth and thriving communities.	Completed in March 2011.
Green Space Strategy	To consider the future needs of the Borough for open space of different types and to develop a strategy for its enhancement and incorporates an action plan for future projects.	To be completed in 2014.
Green Infrastructure Plan for Crewe	Examines the benefits and opportunities for the implementation of Green Infrastructure within Crewe to support public benefits, environmental improvements and the enhancement of the town's economy.	Completed in 2012.
Infrastructure Delivery Plan	To consider the infrastructure requirements of the strategies prepared by the Council and its Local Strategic Partners.	Ongoing.
New Green Belt and Strategic Open Gap Study	To consider the rationale for extending protection around Crewe and Nantwich.	Completed in 2013
Local Aggregates Assessment	An assessment of all aggregate supply options as required by the National Planning Policy Framework.	Completed in 2013. To be updated in May, 2014.
Macclesfield Economic Masterplan	An appraisal of the opportunities for the future regeneration of Macclesfield town centre and economic growth of the town.	Completed December 2010.
Minerals Sites and Areas Assessment	To provide a robust methodology and assessment in the identification of future mineral allocations in Cheshire East.	To commence in May 2014.
Nantwich Riverside Masterplan Strategic Framework	The Framework explores the the Riverside's potential and informs the sustainable development and long-term management of this urban open space.	Completed in 2007.
Open Space Assessment	An audit of a wide range of open space typologies.	Completed March 2012.
Playing Pitch Strategy	To provide a strategic framework to make sure that the provision of outdoor playing pitches meets the needs of existing and future residents of the Borough.	To be completed in 2014.
Population Projections and Forecasts	To prepare projections and assess the future trends for population and households.	Completed January 2013. Updated in 2014.
Strategic Flood Risk Assessments	To undertake investigations into those areas likely to be at risk from flooding.	Completed 2008. Updated in 2013.



Study	Purpose	Timescale
Strategic Housing Land Availability Assessment	To assess the suitability of potential housing sites.	2012 (updated yearly).
Strategic Housing Market Assessment	To assess the future requirements for housing of various types and tenures.	Completed September 2010. Updated in 2013.
Strategic Housing Market Assessment Affordable Housing Viability Assessment	To assess the viability of development sites to deliver a range of affordable housing options.	Completed September 2010.
Strategic Minerals Site Assessments	An assessment of proposed sites for minerals development.	To be completed in 2014.
Town Strategies	Sets out vision, key objectives, potential development areas and infrastructure requirements for Crewe, Macclesfield and the nine Key Service Centres. The Draft Town Strategies form part of the evidence base used to develop the Local Plan, some of which were subsequently adopted.	Completed during 2012.
Transport Studies	Various Transport Assessments to support proposals in the Local Plan for example for Congleton, Crewe, Handforth and Macclesfield.	Ongoing.
Viability Study	Provided an assessment of the viability of strategic sites and locations in the Pre-Submission Core Strategy.	Completed in 2013.
Waste Needs Assessment Update	To provide a robust up-to-date picture of Cheshire East's likely waste arisings over the plan period and the capacity needed to manage this.	To commence in May 2014.
Wind Turbines Sensitivity Study	This study uses the existing Cheshire Landscape Character Assessment and other baseline information to determine the landscape sensitivity to turbines, based on turbine size and cluster size.	Completed in 2013.

Table 2.1 Evidence Base



Appendix 3 Risk Assessment

Risk	Effect	Likelihood	Impact	Total Risk Score	Mitigation
1 Further changes in Government policies, guidance and requirements.	Abortive work/additional work causing slippage in programme. Uncertainty about Coalition Government's requirements.	4	3	12	Keep up to date on emerging guidance and respond to changes early.
2 High level of local opposition to development proposals.	Large numbers of representations, uncertainty about allocating sites, lengthy public examination.	4	3	12	Work with stakeholders and local communities to seek to explain issues and implications of decisions to look to build consensus.
3 Changes in resource allocations.	Reduction of staff and budgets would lead to need to review programme of work.	4	3	12	Rescheduling of work and focusing on key areas of work.
4 Political delay.	Uncertainty and delays arising from local opposition to proposals.	3	3	9	Work closely with members throughout the development of the Local Plan. Develop clear appreciation of potential implications of strategy and policies. Programme sufficient time in programme for consideration by Members.
5 Legal challenge.	Costs, uncertainty and delays. All or part of the Development Plan Document being overturned.	2	4	8	Build in rigorous procedures to check that all requirements have been satisfied, including liaison with Legal Department. Work with stakeholders in preparing evidence and developing the Development Plan Documents.
6 Inspector not satisfied with the Development Plan Document, or finds it unsound.	Additional work required on all or part of the Development Plan Document, resulting in costs and delays.	1	4	5	Obtain informal views from the Planning Inspectorate prior to publication.

Risk	Effect	Likelihood	Impact	Total Risk Score	Mitigation
7	Volume of work greater than anticipated - for example higher level of representations than expected.	2	3	6	Make sure timetable is realistic but that it has some flexibility built in. Review timetable if necessary. Seek additional resources.
8	Lack of in-house skills for specialised areas of policy work/background studies.	2	3	6	To consider employing specialist staff on a consultancy basis.
9	Spatial Planning Team required to do other unforeseen work.	2	2	4	Preparation of the Local Plan to be made a priority and other work minimised.
10	Staff turnover.	2	2	4	Ensure speedy replacement of staff.
11	Lack of IT support for current system or for delivery of electronic service.	2	2	4	Ensure adequate backup of documents and databases and alternative hardware available. Continue to highlight priority to be given to electronic delivery of planning.

Table 3.1 Risk Assessment





	Score	Likelihood (with current controls in place)	Definition
Very Low	1	Rare	May occur only in exceptional circumstances.
Low	2	Possible	Risk may occur in the next 3 years.
Medium	3	Likely	The risk is likely to occur more than once in the next 3 years.
High	4	Almost Certain	The risk is likely to occur this year.
Very High	5	Certain	The risk has occurred and will continue to do so without action being taken.

Table 3.2 Explanation of Risk Scoring - Likelihood

	Number	Impact (that could occur)	Definition
Very Low	1	No Impact	No notable impact identifiable.
Low	2	Minor	Affects only one group of stakeholders, with minimum impact. Organisationally localised, with position recoverable within the financial period, for example failure to meet minor project deadlines. No external interest.
Medium	3	Significant	Affects more than one group of stakeholders, with widespread but short-term impact. May attract the short-term attention of legislative/regulatory bodies, for example short-term failure of key systems, high-profile litigation.
High	4	Major	Affects more than one group of stakeholders, with widespread but short-term impact. Attracts the medium-term attention of legislative/regulatory bodies, for example prolonged failure of a key system, severely adverse external report.
Very High	5	Catastrophic	Medium to long term impact on performance. Affects all groups of stakeholders, with a long-term impact. National impact, with the rapid intervention of legislative/regulatory bodies, for example total failure of key systems and services.

Table 3.3 Explanation of Risk Scoring - Impact



Appendix 4 Glossary of Terms

Area Action Plan (AAP)	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change.
Community Infrastructure Levy (CIL)	A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Communities and Local Government (CLG)	The Government department with responsibility for planning, housing, urban regeneration and local government.
Development Plan	A document setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements.
Development Plan Document (DPD)	Development Plan Documents are prepared by Local Planning Authorities and outline the key development goals of the Local Plan.
Independent Examination	The process by which an independent Planning Inspector may publicly examine a Development Plan Document (DPD).
Habitats Regulation Assessment (HRA)	Used to assess the potential effect of plans and projects on sites of European importance, such as Ramsar, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) that are in or close to the plan or project boundary.
Local Development Document (LDD)	These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the Local Planning Authority's area.
Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the Regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Development Scheme (LDS)	The Local Planning Authority's programme for the preparation of Local Development Documents.
Local Strategic Partnership (LSP)	An partnership of people that brings together organisations from the public, private, community and voluntary sector in a Local



	Authority area, with the objective of improving people's quality of life.
Monitoring Report	A report assessing progress with and the effectiveness of a Local Plan.
National Planning Policy Framework (NPPF)	A new, simpler framework of national planning policy that replaces Planning Policy Statements and Planning Policy Guidance notes. The Framework was published and came into effect in April 2012.
National Planning Practice Guidance (NPPG)	A web-based resource issued on the 6th March, 2014 which replaces most of the Government's previous planning practice guidance documents.
National Policy Statements	The 2008 Planning Act introduced a new planning system for applications to build Nationally Significant Infrastructure Projects (NSIPs) in England and Wales. The system covers applications for major energy generation, railways, ports, major roads, airports and water and hazardous waste infrastructure. Under this system, national policy on NSIPs will be set out in a series of new National Policy Statements (NPSs).
Natura 2000 sites	The Natura 2000 network provides ecological infrastructure for the protection of sites that are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Community.
Planning Policy Statements (PPS)	Issued by central government to replace the Planning Policy Guidance notes to provide national policy advice on specific topics. With the exception of PPS 10 on Waste Planning all have now been superseded by the National Planning Policy Framework.
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. Regional Strategies were revoked by the Localism Act 2011.
Statement of Community Involvement (SCI)	Sets out the processes to be used by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and development control decisions.
Supplementary Planning Document (SPD)	May cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. Incorporates Strategic Environmental Assessment.



Sustainable Community Strategy (SCS)

A Plan or Strategy for enhancing the quality of life of the local community that each Local Authority has a duty to prepare under the Local Government Act 2000. The plan is developed and implemented by the Local Strategic Partnership.

Appendix 5 List of 'Saved' Policies

The following policies from existing Local Plans have been saved under directions from the Secretary of State during 2007.

Congleton Borough Local Plan Saved Policies

Policy PS3: Settlement Hierarchy

Policy PS4: Towns

Policy PS5: Villages in the Open Countryside and Inset in the Green Belt

Policy PS6: Settlements in the Open Countryside and the Green Belt

Policy PS7: Green Belt

Policy PS8: Open Countryside

Policy PS9: Areas of Special County Value

Policy PS10: Jodrell Bank Radio Telescope Consultation Zone

Policy PS12: Strategic Transport Corridors

Policy GR1: New Development

Policy GR2: Design

Policy GR3: Design

Policy GR4: Landscaping

Policy GR5: Landscaping

Policy GR6: Amenity and Health

Policy GR7: Amenity and Health

Policy GR8: Amenity and Health

Policy GR9: Accessibility, Servicing and Parking Provision (New Development)

Policy GR10: Accessibility, Servicing and Parking Provision

Policy GR11 Development Involving New Roads and other Transportation Projects

Policy GR13: Public Transport Measures

Policy GR14: Cycling Measures



Policy GR15: Pedestrian Measures

Policy GR16: Footpath, Bridleway and Cycleway Networks

Policy GR17: Car Parking

Policy GR18: Traffic Generation

Policy GR19: Infrastructure

Policy GR20: Public Utilities

Policy GR21: Flood Prevention

Policy GR22: Open Space Provision

Policy GR23: Provision of Services and Facilities

Policy NR1: Trees and Woodlands

Policy NR2: Statutory Sites

Policy NR3: Habitats

Policy NR4: Non-Statutory Sites

Policy NR5: Non-Statutory Sites

Policy NR6: Reclamation of Land

Policy NR9: Renewable Energy

Policy BH1: Parks and Gardens of Historic Interest

Policy BH2: Statutory List of Buildings of Special Architectural or Historic Interest (Demolition)

Policy BH3: Statutory List of Buildings of Special Architectural or Historic Interest (Change of Use/Conversion)

Policy BH4: Statutory List of Buildings of Special Architectural or Historic Interest (Effect of Proposals)

Policy BH5: Statutory List of Buildings of Special Architectural or Historic Interest

Policy BH6: Non-statutory List of Buildings of Special Architectural or Historic Interest

Policy BH7: Enabling Development

Policy BH8: Conservation Areas

Policy BH9: Conservation Areas

Policy BH10: Conservation Areas

Policy BH13: New Agricultural Buildings

Policy BH15: Conversion of Rural Buildings

Policy BH16: The Residential Re-Use of Rural Buildings

Policy E3: Employment Development in Towns



- Policy E4: Employment Development in Villages
- Policy E5: Employment Development in the Open Countryside
- Policy E6: Employment Development in the Green Belt
- Policy E8: Home-Based Businesses
- Policy E9: Royal Ordnance Factory, Radway Green
- Policy E10: Re-use or Redevelopment of Existing Employment Sites
- Policy E11: Owner-specific Employment Sites
- Policy E12: Distribution and Storage Facilities
- Policy E13: Roadside Facilities
- Policy E14: Motorway Service Areas
- Policy E15: Heavy Goods Vehicle Parking
- Policy E16: Tourism and Visitor Development (Facilities and Attractions)
- Policy E17: Tourism and Visitor Development (Serviced Accommodation)
- Policy E18: Tourism and Visitor Development (Camping and Caravanning Sites)
- Policy E19: Telecommunications
- Policy H1: Provision of New Housing Development
- Policy H2: Provision of New Housing Development
- Policy H3: Committed Housing Sites
- Policy H4: Residential Development in Towns
- Policy H5: Residential Development in Villages
- Policy H6: Residential Development in the Open Countryside and the Green Belt
- Policy H7: Residential Caravans and Mobile Homes
- Policy H8: Gypsy Caravan Sites
- Policy H9: Additional Dwellings and Sub-divisions
- Policy H10: Additional Dwellings and Sub-divisions
- Policy H13: Affordable and Low-cost Housing
- Policy H14: Affordable and Low-cost Housing
- Policy H16: Extensions to Dwellings in the Open Countryside and Green Belt
- Policy H17: Extension of Residential Curtilages into the Open Countryside or Green Belt
- Policy H18: Dwellings Associated with Rural Enterprises
- Policy H19: Agricultural Occupancy Conditions



- Policy S1: Shopping Hierarchy
- Policy S2: Shopping and Commercial Development Outside Town Centres
- Policy S4: Principal Shopping Areas
- Policy S5: Other Town Centre Areas
- Policy S6: The Use of Upper Floors within Town Centres
- Policy S7: Shopping and Commercial Development in Villages
- Policy S8: Holmes Chapel
- Policy S9: Shopping and Commercial Development in the Open Countryside and Green Belt
- Policy S11: Shop Fronts and Security Shutters
- Policy S12: Security Shutters-Solid Lath
- Policy S13: Security Shutters-Lattice/Mesh Grilles
- Policy S14: Advertisements
- Policy S15: Advertisements in Conservation Areas
- Policy S16: Environmental Improvements and Traffic Management Measures
- Policy RC1: Recreation and Community Facilities Policies (General)
- Policy RC2: Protected Areas of Open Space
- Policy RC3: Nuisance Sports
- Policy RC4: Countryside Recreation Facilities
- Policy RC5: Equestrian Facilities
- Policy RC6: Golf Courses and Driving Ranges
- Policy RC7: Water Based Activities
- Policy RC8: Canal/Riverside Recreational Developments
- Policy RC9: Canal/Riverside Recreational Developments (Mooring)
- Policy RC10: Outdoor Formal Recreational and Amenity Open Space Facilities
- Policy RC11: Indoor Recreational and Community Uses (General)
- Policy RC12: Retention of Existing Community Facilities
- Policy RC13: Day Nurseries
- Policy DP1: Employment Sites
- Policy DP2: Housing Sites
- Policy DP3: Mixed Use Sites
- Policy DP3A: Alsager Campus



Policy DP4: Retail Sites
Policy DP5: Recreation, Leisure and Community Use Sites
Policy DP6: Treatment Facility
Policy DP7: Development Requirements
Policy DP8: Supplementary Planning Guidance
Policy DP9: Transport Assessment
Policy DP10: New Road Schemes
Policy DP11: Transport Facilities

Borough of Crewe and Nantwich Local Plan Saved Policies

Policy NE1: Development in the Green Belt
Policy NE2: Open Countryside
Policy NE3: Areas of Special County Value
Policy NE4: Green Gaps
Policy NE5: Nature Conservation and Habitats
Policy NE6: Sites of International Importance for Nature Conservation
Policy NE7: Sites of National Importance for Nature Conservation
Policy NE8: Sites of Local Importance for Nature Conservation
Policy NE9: Protected Species
Policy NE10: New Woodland Planting and Landscaping
Policy NE11: River and Canal Corridors
Policy NE12: Agricultural Land Quality
Policy NE13: Rural Diversification
Policy NE14: Agricultural Buildings Requiring Planning Permission
Policy NE15: Re-Use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use
Policy NE16: Re-Use and Adaptation of a Rural Building for Residential Use
Policy NE17: Pollution Control
Policy NE18: Telecommunications Development
Policy NE19: Renewable Energy
Policy NE20: Flood Prevention
Policy NE21: New Development and Landfill Sites



- Policy BE1: Amenity
- Policy BE2: Design Standards
- Policy BE3: Access and Parking
- Policy BE4: Drainage, Utilities and Resources
- Policy BE5: Infrastructure
- Policy BE6: Development on Potentially Contaminated Land
- Policy BE7: Conservation Areas
- Policy BE8: Advertisements in Conservation Areas
- Policy BE9: Listed Buildings: Alterations and Extensions
- Policy BE10: Changes of Use for Listed Buildings
- Policy BE11: Demolition of Listed Buildings
- Policy BE12: Advertisements on Listed Buildings
- Policy BE13: Buildings of Local Interest
- Policy BE14: Development Affecting Historic Parks and Gardens
- Policy BE15: Scheduled Ancient Monuments
- Policy BE16: Development and Archaeology
- Policy BE17: Historic Battlefields
- Policy BE18: Shop Fronts and Advertisements
- Policy BE19: Advertisements and Signs
- Policy BE20: Advance Directional Advertisements
- Policy BE21: Hazardous Installations
- Policy E1: Existing Employment Allocations
- Policy E2: New Employment Allocations
- Policy E3: Regional and Strategic Employment Allocations at Basford
- Policy E4: Development on Existing Employment Areas
- Policy E5: Employment in Villages
- Policy E6: Employment Development within Open Countryside
- Policy E7: Existing Employment Sites
- Policy RES1: Housing Allocations
- Policy RES2: Unallocated Housing Sites
- Policy RES3: Housing Densities



Policy RES5: Housing in the Open Countryside

Policy RES6: Agricultural and Forestry Occupancy Conditions

Policy RES7: Affordable Housing within the Settlement Boundaries of Nantwich and the Villages listed in Policy RES4

Policy RES8: Affordable Housing in Rural Areas Outside Settlement Boundaries (Rural Exceptions Policy)

Policy RES9: Houses in Multiple Occupation

Policy RES10: Replacement Dwellings in the Open Countryside

Policy RES11: Improvements and Alterations to Existing Dwellings

Policy RES12: Living over the Shop

Policy RES13: Sites for Gypsies and Travelling Showpeople

Policy TRAN1: Public Transport

Policy TRAN2: Crewe Bus Station

Policy TRAN3: Pedestrians

Policy TRAN4: Access for the Disabled

Policy TRAN5: Provision for Cyclists

Policy TRAN6: Cycle Routes

Policy TRAN7: Crewe Railway Station

Policy TRAN8: Existing Car Parks

Policy TRAN9: Car Parking Standards

Policy TRAN10: Trunk Roads

Policy TRAN11: Non Trunk Roads

Policy TRAN12: Roadside Facilities

Policy RT1: Protection of Open Spaces with Recreational or Amenity Value

Policy RT2: Equipped Children's Playgrounds

Policy RT3: Provision of Recreational Open Space and Children's Playspace in New Housing Developments

Policy RT5: Allotments

Policy RT6: Recreational Uses in the Open Countryside

Policy RT7: Visitor Accommodation

Policy RT8: Promotion of Canals and Waterways

Policy RT9: Footpaths and Bridleways



Policy RT10: Touring Caravans and Camping Sites

Policy RT11: Golf Courses

Policy RT12: Nantwich Riverside

Policy RT13: Leighton West Country Park

Policy RT14: Nantwich Canal Basin

Policy RT15: The Protection of Existing Indoor Leisure Facilities

Policy RT16: Noise Generating Sports

Policy RT17: Increasing Opportunities for Sport

Policy S1: New Retail Development in Town Centres

Policy S2: Crewe Town Centre Primary Frontages

Policy S3: Crewe town Centre Secondary Frontages

Policy S4: Nantwich Town Centre

Policy S5: Welsh Row, Nantwich

Policy S6: Sites Allocated for Retailing and/or Leisure/Entertainment Uses

Policy S7: Cronkinson Farm District Shopping Centre

Policy S8: Existing District and Local Shopping Centres

Policy S9: Nantwich Road, Crewe

Policy S10: Major Shopping Proposals

Policy S11: Leisure and Entertainment

Policy S12: Mixed Use Regeneration Areas

Policy S13: Village Shops

Policy CF1: Leighton Hospital

Policy CF2: Community Facilities

Policy CF3: Retention of Community Facilities

Macclesfield Borough Local Plan Saved Policies

Policy NE1: Areas of Special County Value

Policy NE2: Protection of Local Landscapes

Policy NE3: Landscape Conservation

Policy NE5: Conservation of Parkland Landscapes

Policy NE7: Woodland Management

Policy NE8: Promotion and Restoration of Woodland



Policy NE9: Protection of River Corridors

Policy NE10: Conservation of River Bollin

Policy NE11: Nature Conservation

Policy NE12: SSSIs, SBIs and Nature Reserves

Policy NE13: Sites of Biological Importance

Policy NE14: Nature Conservation Sites

Policy NE15: Habitat Enhancement

Policy NE16: Nature Conservation Priority Areas

Policy NE17: Nature Conservation in Major Developments

Policy NE18: Accessibility to Nature Conservation

Policy BE1: Design Guidance

Policy BE2: Preservation of Historic Fabric

Policy BE3: Conservation Areas

Policy BE4: Design Criteria in Conservation Areas

Policy BE6: Macclesfield Canal Conservation Area

Policy BE7: High Street Conservation Area

Policy BE8: Christ Church Conservation Area

Policy BE9: Barracks Square Conservation Area

Policy BE12: The Edge Conservation Area

Policy BE13: Legh Road Conservation Area

Policy BE15: Listed Buildings

Policy BE16: Setting of Listed Buildings

Policy BE17: Preservation of Listed Buildings

Policy BE18: Design Criteria for Listed Buildings

Policy BE19: Changes of Use for Listed Buildings

Policy BE20: Locally Important Buildings

Policy BE21: Sites of Archaeological Interest

Policy BE22: Scheduled Monuments

Policy BE23: Development Affecting Archaeological Sites

Policy BE24: Development of Sites of Archaeological Importance

Policy GC1: Green Belt - New Buildings



- Policy GC4: Major Developed Sites in the Green Belt
- Policy GC5: Countryside Beyond the Green Belt
- Policy GC6: Outside the Green Belt, Areas of Special County Value and Jodrell Bank Zone
- Policy GC7: Safeguarded Land
- Policy GC8: Reuse of Rural Buildings - Employment and Tourism
- Policy GC9: Reuse of Rural Buildings - Residential
- Policy GC10: Extensions to Residential Institutions
- Policy GC12: Alterations and Extensions to Houses
- Policy GC14: Jodrell Bank
- Policy RT1: Protection of Open Spaces
- Policy RT2: Incidental Open Spaces/Amenity Areas
- Policy RT3: Redundant Educational Establishments
- Policy RT5: Open Space Standards
- Policy RT6: Recreation/Open Space Provision
- Policy RT7: Cycleways, Bridleways and Footpaths
- Policy RT8: Access to Countryside
- Policy RT9: Restoration of Danes Moss Tip
- Policy RT10: Canals and Water Recreation
- Policy RT11: Canal Mooring Basins
- Policy RT13: Promotion of Tourism
- Policy RT15: Hotel Development
- Policy RT17: Re-use of Rural Buildings
- Policy RT19: Dairy House Lane Recreational Allocation
- Policy H1: Phasing Policy
- Policy H2: Environmental Quality in Housing Developments
- Policy H4: Housing Sites in Urban Areas
- Policy H5: Windfall Housing Sites
- Policy H6: Town Centre Housing
- Policy H8: Provision of Affordable Housing in Urban Areas
- Policy H9: Occupation of Affordable Housing
- Policy H11: Existing Housing Stock



Policy H12: Low Density Housing Areas
 Policy H13: Protecting Residential Areas
 Policy C2: Macclesfield District General Hospital
 Policy E1: Retention of Employment Land
 Policy E2: Retail Development on Employment Land
 Policy E3: B1 (Business) Uses
 Policy E4: General Industrial Development
 Policy E5: Special Industries
 Policy E6: Land to the west of Lyme Green Business Park
 Policy E7: Land at Hurdsfield Road
 Policy E8: Parkgate Industrial Estate
 Policy E11: Mixed Use Areas
 Policy E14: Relocation of Businesses
 Policy T1: General Transportation Policy
 Policy T2: Public Transport
 Policy T3: Pedestrians
 Policy T4: Access for People with Restricted Mobility
 Policy T5: Provision for Cyclists
 Policy T6: Highway Improvement Schemes
 Policy T7: Safeguarded Routes
 Policy T8: Traffic Management and Environmental Improvements
 Policy T9: Traffic Management and Traffic Calming
 Policy T10: South Macclesfield Distributor Road
 Policy T11: Improvements to Strategic Highways Network
 Policy T13: Public Car Parks
 Policy T14: Lorry Park Proposals
 Policy T15: Lorry Parking
 Policy T18: Restrictions on Development within NNI Zones
 Policy T19: Public Safety Zone
 Policy T20: Control of Airport Infrastructure
 Policy T21: Airport Related Development



Policy T22: Restoration of Land to the East of Satellite Fire Station
 Policy T23: Airport Operational Area
 Policy S1: Town Centre Shopping Development
 Policy S2: New Shopping, Leisure and Entertainment Developments
 Policy S3: Congleton Road Development Site
 Policy S4: Local Shopping Centres
 Policy S5: Class A1 Shops
 Policy S7: New Local Shops
 Policy MTC1: Prime Shopping Area
 Policy MTC2: Exchange Street Redevelopment
 Policy MTC3: Development in Prime Shopping Areas
 Policy MTC4: Secondary Shopping Areas
 Policy MTC5: Waters Green Area
 Policy MTC6: Improvement of Sunderland Street
 Policy MTC7: Redevelopment Area - West of Churchill Way
 Policy MTC8: Redevelopment Area - Samuel Street/Park Lane
 Policy MTC9: Redevelopment Area - Duke Street
 Policy MTC11: Redevelopment Area: Macclesfield Station
 Policy MTC12: Mixed Use Areas
 Policy MTC13: Park Green Regeneration Area
 Policy MTC14: Conservation of Park Green
 Policy MTC15: King Edward Street Regeneration
 Policy MTC16: Pedestrian Routes/Links
 Policy MTC17: Jordangate and Market Place
 Policy MTC18: George Street Mill Regeneration Area
 Policy MTC19: Housing
 Policy MTC20: Christ Church Housing Area
 Policy MTC21: Reuse of Christ Church
 Policy MTC22: Office Development
 Policy MTC23: Pedestrianisation
 Policy MTC24: Car Parks



Policy MTC25: Car Parking Provision
Policy MTC26: Car Parking Provision
Policy MTC27: River Bollin Recreational Route
Policy WTC3: Kings Close Shopping Proposal
Policy WTC4: Development in the Shopping Area
Policy WTC5: Upper Floor Development
Policy WTC6: Green Lane/Alderley Road Redevelopment Area
Policy WTC7: Mixed Use Areas
Policy WTC8: Housing and Community Uses
Policy WTC9: Offices
Policy WTC10: Environmental Improvement of Bank Square Area
Policy WTC11: Pedestrian Priority Measures
Policy WTC12: Car Parks
Policy WTC13: Car Park Proposal - Spring Street
Policy HDC1: Shopping Area
Policy HDC2: Upper Floor Development
Policy HDC3: Mixed Use Area
Policy HDC4: Housing and Community Uses
Policy HDC5: Office Development
Policy HDC6: Car Parking
Policy HDC7: Redevelopment of the Paddock
Policy AEC1: Shopping Area
Policy AEC3: Upper Floor Development
Policy AEC4: Mixed Use Areas
Policy AEC5: Office Development
Policy AEC6: Housing Development
Policy AEC7: Car Parking
Policy KTC1: Conservation of Historic Character
Policy KTC2: Design Guidance
Policy KTC3: Design Guidance
Policy KTC4: Design Guidance



Policy KTC5: Redevelopment Criteria for 'The Yards'
 Policy KTC6: Red Cow Yard
 Policy KTC8: Silk Mill Street
 Policy KTC9: Shopping Areas
 Policy KTC10: Shopping Area Development
 Policy KTC11: Upper Floor Development
 Policy KTC12: Housing and Community Uses
 Policy KTC13: Housing Development
 Policy KTC14: Mixed Use Areas
 Policy KTC16: Office Development
 Policy KTC17: King Street Link Road
 Policy KTC18: Pedestrian Priority Measures
 Policy KTC19: Car Parks
 Policy KTC20: Additional Car Parking
 Policy KTC21: Car Parking Provision
 Policy PDC1: Prime Shopping Area
 Policy PDC2: Development in the Prime Shopping Area
 Policy PDC3: Secondary Shopping Area
 Policy PDC4: Upper Floor Development
 Policy PDC5: Housing and Community Uses
 Policy PDC6: Office Development
 Policy PDC7: Car Parking
 Policy PDC8: Car Parking at Park Lane
 Policy IMP1: Development Sites
 Policy IMP2: Transport Measures
 Policy IMP3: Land Ownership
 Policy IMP4: Environmental Improvements in Town Centres
 Policy DC1: Design - New Build
 Policy DC2: Design - Extensions & Alterations
 Policy DC3: Design - Amenity
 Policy DC5: Design - Natural surveillance/crime prevention



Policy DC6: Design - Circulation & Access
 Policy DC8: Design - Landscaping
 Policy DC9: Design -Tree Protection
 Policy DC10: Landscaping and Tree Protection
 Policy DC13: Design - Noise
 Policy DC14: Design - Noise
 Policy DC15: Design - Provision of Facilities
 Policy DC16: Design - Provision of Facilities
 Policy DC17: Design - Water Resources
 Policy DC18: Design - Water Resources
 Policy DC19: Design - Water Resources
 Policy DC20: Design - Water Resources
 Policy DC21: Temporary Buildings and Uses
 Policy DC22: Design - Temporary Buildings and Uses
 Policy DC23: Green Belt & Countryside - Permanent Agricultural Dwellings
 Policy DC24: Green Belt & Countryside - Temporary Agricultural Dwellings
 Policy DC25: Green Belt & Countryside - Discharge of conditions Agricultural Dwellings
 Policy DC27: Green Belt & Countryside - Storage of Caravans
 Policy DC28: Green Belt & Countryside - Agricultural Buildings
 Policy DC29: Green Belt & Countryside - Agricultural Buildings: siting, design & appearance
 Policy DC31: Green Belt & Countryside - Gypsies
 Policy DC32: Green Belt & Countryside - Equestrian Facilities
 Policy DC33: Green Belt & Countryside - Outdoor Commercial Recreation
 Policy DC35: Residential - Materials & Finishes
 Policy DC36: Residential -Road Layouts and Circulation
 Policy DC37: Residential -Landscaping
 Policy DC38: Residential -Space, Light and Privacy
 Policy DC40: Residential -Children's Play/Amenity Space
 Policy DC41: Residential -Infill Housing Development
 Policy DC42: Residential -Subdivision
 Policy DC43: Residential -Side Extensions



Policy DC44: Residential -Residential Caravans
 Policy DC45: Residential -Playgroups and Nurseries
 Policy DC46: Residential -Demolition
 Policy DC47: Residential -Demolition
 Policy DC48: Retail - Shop Front Design
 Policy DC49: Retail - Shop Front Security
 Policy DC50: Shop Front canopies, Awnings etc.
 Policy DC51: Adverts
 Policy DC52: Adverts
 Policy DC53: Adverts
 Policy DC54: Restaurants etc
 Policy DC55: Amusement Centres
 Policy DC57: Community Uses - Residential Institutions
 Policy DC60: Community Uses - Telecommunications Equipment
 Policy DC61: Community Uses - Telecommunications Equipment
 Policy DC62: Community Uses - Renewable Energy

 Policy DC63: Community Uses - Contaminated Land
 Policy DC64: Community Uses - Floodlighting

Cheshire Replacement Minerals Local Plan Saved Policies

Policy 1: Sustainability
 Policy 2: Need
 Policy 3: Aggregate Reserves
 Policy 4: Alternative Sources of Aggregates
 Policy 5: Safeguarding High Quality Mineral
 Policy 6: Prior Extraction
 Policy 7: Mineral Consultation Areas
 Policy 8: Review
 Policy 9: Planning Applications
 Policy 10: Geological Content of Planning Applications
 Policy 11: Pre-Application Discussions



Policy 12: Conditions

Policy 13: Planning Obligations/Legal Agreements

Policy 14: Areas of Special County Value (ASCV)

Policy 15: Landscape

Policy 16: Plant and Buildings

Policy 17: Visual Amenity

Policy 18: Jodrell Bank Zone

Policy 19: Archaeology

Policy 20: Archaeology

Policy 21: Archaeology

Policy 22: Nature Conservation

Policy 23: Nature Conservation

Policy 24: Built Heritage and Historic Environment

Policy 25: Groundwater/Surface Water/Flood Protection

Policy 26: Noise

Policy 27: Noise

Policy 28: Dust

Policy 29: Agricultural Land

Policy 30: Agricultural Land - Silica Sand

Policy 31: Cumulative Impact

Policy 32: Advance Planting

Policy 33: Public Rights of Way

Policy 34: Highways

Policy 35: Alternative Forms of Transport

Policy 36: Secondary Operations

Policy 37: Hours of Operation

Policy 38: Blasting

Policy 39: Stability and Support

Policy 40: Mine Waste Disposal

Policy 41: Restoration

Policy 42: Aftercare



- Policy 43: Liaison Committees
- Policy 44: Opencast Coal
- Policy 45: Sand and Gravel Landbank
- Policy 46: Future Sand and Gravel Extraction
- Policy 47: Sand and Gravel Area of Search
- Policy 48: Hydrocarbons
- Policy 49: Peat
- Policy 50: Natural Brine Pumping
- Policy 51: Future Rock Salt Extraction
- Policy 52: Future Controlled Brine Extraction
- Policy 53: Crushed Rock Landbank
- Policy 54: Future Silica Sand Extraction

Cheshire Replacement Waste Local Plan Saved Policies

- Policy 1: Sustainable Waste Management
- Policy 2: The Need for Waste Management Facilities
- Policy 3: Phasing of Sites for Landfill/Landraise or Thermal Treatment
- Policy 4: Preferred Sites for Waste Management Facilities
- Policy 5: Other Sites for Waste Management Facilities
- Policy 6: Built Waste Management Facilities of a Natural/Regional Scale or a Sub Regional Strategic Basis
- Policy 7: Sites for Open Windrow Composting Facilities
- Policy 8: Wastewater Treatment Works
- Policy 9: Preferred Sites for Non-Hazardous Landfill/Landraise
- Policy 10: Minimising Waste during Construction and Development
- Policy 11: Development and Waste Recycling
- Policy 12: Impact of Development Proposals
- Policy 13: Areas of Special County Value
- Policy 14: Landscape
- Policy 15: Green Belt
- Policy 16: Historic Environment
- Policy 17: Natural Environment



- Policy 18: Water Resource Protection and Flood Risk
- Policy 19: Agricultural Land Quality
- Policy 20: Public Rights of Way
- Policy 21: Jodrell Bank
- Policy 22: Aircraft Safety
- Policy 23: Noise
- Policy 24: Air Pollution - Air Emissions including Dust
- Policy 25: Litter
- Policy 26: Air Pollution - Odour
- Policy 27: Sustainable Transportation of Waste and Waste Derived Materials
- Policy 28: Highways
- Policy 29: Hours of Operation
- Policy 30: Hours of Operation for Household Waste and Recycling Centres
- Policy 31: Ancillary Development at a Landfill/Landraise Site and/or Open Windrow Composting Site
- Policy 32: Reclamation
- Policy 33: Liaison Committees
- Policy 34: Energy Recovery
- Policy 35: Underground Hazardous Waste Storage/Containment
- Policy 36: Design



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