



# 16

## Monitoring and Implementation



## 16 Monitoring and Implementation

**16.1** This Local Plan Strategy will influence positive changes for the people who live, work and visit the Borough, by addressing the key challenges which face it. It is therefore essential that changes are measured through a Monitoring Framework. Monitoring will assess the delivery and effectiveness of achieving the vision, objectives, spatial strategy, the strategic priorities and the policies. In addition, one of the key tests of soundness for the Local Plan Strategy is to ensure the plan is “Effective” and that the plan is deliverable in the plan period.

**16.2** The Local Authority will produce a Monitoring Report (MR) which will be published on the Councils website for public view. The MR will demonstrate how the policies within the Local Plan Strategy are achieving their objectives by;

- Assessing the performance of the Local Plan Strategy and other Local Plan documents by considering progress against the indicators proposed;
- Setting out Cheshire East's updated housing trajectory;
- Identifying the need to reassess or review any policies or approaches;
- Making sure the context and assumptions behind our strategy and policies are still relevant;
- Identifying trends in the wider social, economic and environmental issues facing Cheshire East affecting the Local Plan policies.

**16.3** The Council has ensured the monitoring framework is Specific, Measurable, Achievable and Realistic and where appropriate, Time bound (SMART) in order that the Local Plan Strategy will meet the National Planning policies test of soundness. Some of the policies will relate to more than just one indicator there by a more comprehensive snap shot may be achieved. One indicator may have a multiple of uses and therefore refer to more than just one policy.

**16.4** Monitoring data will be drawn from a whole range of sources. These sources will include national, regional and locally published sources, surveys carried out by the Council, for example annual employment, retail and housing completion surveys, town centre surveys. It will also include the Strategic Housing Land Availability Assessment (SHLAA) and other surveys carried out in conjunction with stake holders and partners as applicable.

**16.5** The Monitoring Report will provide the Council with an indication through measured indicators as to whether the plan is meeting key Strategic Priorities. Where the evidence or trends show there is under performance or policies are out of date or clearly not providing their aim this would trigger the Council to take action. This trigger will vary depending on the indicator in question. The Council will consider what action is needed, for example whether the policy needs to be strengthened, maintained or revise that part of the Local Plan Strategy, whichever was the more appropriate.

**16.6** The Local Plan Strategy is intended to be a robust document, suitable for setting the direction of development locally for the next 20 years. Nevertheless changing conditions may be so significant as to require a review or partial review of the Local Plan Strategy, for example; where development fails to come forward due to infrastructure or land assembly difficulties, significant changes to national planning policy or because of influences beyond its control. Where appropriate, the Council will work collaboratively with developers and stake holders to find solution or it may be able to use its influence and powers to assist in the delivery.

**16.7** There are a number of contingency measures the Council could apply if issues materialise. In the event of difficulties arising, the steps the Council will apply will be dependent on the situation, each being assessed on its individual merits. Example remedial action, in which the Council could consider applying, should an issue arise, are however as follows:



- Review and re prioritise head of terms for securing developer contribution to enable priority schemes to be developed;
- Review its SHLAA, Site allocations DPD to bring forward new sites;
- Carry out an employment land review and Market Appraisal of Employment land to maximise their efficient use;
- Consider the release of sites to achieve a five year housing supply
- Use its compulsory purchase powers

**16.8** The direct investment in land and buildings and developer contributions towards infrastructure will be fundamental to ensuring the implementation of the Local Plan Strategy.

**16.9** The Local Plan policies will be implemented through a number of mechanisms, including but not exclusive to:

- Development management, through appropriate consideration of planning applications;
- Development and preparation of more detailed policies through the Site Allocations and Policies Development Plan Document, Waste Development Plan Document and future Supplementary Planning Documents;
- Working with partner bodies, organisations, funding bodies, businesses and developers through private and public sector partnership arrangements and investment;
- Partnership working with public sector partners such as health and social care providers;
- Funding mechanisms including developer contributions, the Community Infrastructure Levy and other funding mechanisms;
- Private sector, including registered landlords;
- Local Design Review, design and quality audits and awards;
- Preparation of town / village design statements and neighbourhood plans by Town / Parish Councils and local communities;
- Regular updating of the evidence base to support the Local Plan, as required.

**16.10** A list of potential agencies and partners that the Council will actively engage with are as follows:

- Land owners
- Developers
- Registered Providers
- Tourism providers
- Visitor attractions
- National Trust
- Peak District National Park
- Leisure providers
- Local Nature Partnership
- Countryside ranger service
- Natural England
- Wildlife Trust
- Cheshire Region Biodiversity Partnership
- English Heritage
- Environment Agency
- Minerals Industry
- Waste Management Industry
- DEFRA
- University of Manchester
- Public Transport Providers



- Infrastructure Service Providers
- Connecting Cheshire Partnership
- Neighbouring Local Authorities

**16.11** The following table identifies the indicator/monitoring details, relevant targets, when action will be taken if the target is not met, along with the implementation and delivery mechanisms.

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Indicator No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met
S1	Provision of infrastructure	SP1, SP2, SP3, SP4, IN1, IN2, MP1, SD1, SD2, SC5, SE6, CO2, CO4	To achieve implementation of the latest published list of priority Infrastructure Schemes	Decrease in s106/CIL infrastructure funding of more than 20% on a rolling three year average	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>Consider reviewing the operation of CIL</li> <li>Consider a review of the CIL Charging Schedule</li> </ul>
S2	Housing completions	SP2, PG1, PG2, PG7, MP1, SD1, SD2, SE2, CS1, CS13, CS16, CS25, CS37, SL1-SL9	1350 dwellings per annum	Shortfall in housing completions of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Consider if it is appropriate to bring forward sites programmed for later in the plan period</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>Consider a review of the relevant policies</li> </ul>
S3	Five-year housing supply	SP2, PG1, PG2, PG7, MP1, SD1, SD2, SE2, CS1, CS13, CS16, CS25, CS37, SL1-SL9	To maintain at least a five year deliverable supply of housing land for the forthcoming five years	A shortfall of greater than 1 year	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Consider if it is appropriate to bring forward sites programmed for later in the plan period</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider</li> </ul>





Indicator No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met
S4	Gross total of affordable housing units provided	SP2, PG1, PG2, PG7, MP1, SD1, SD2, SC4, SC5, SC6, CS1, CS13, CS16, CS25, CS37, SL1-SL9	250 units per annum	A shortfall of net affordable housing completions of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> <li>reviewing section 106 agreements, other contributions)</li> <li>Identify the problems and causes of the variants</li> <li>Consider if it is appropriate to bring forward sites programmed for later in the plan period</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>Consider a review of the relevant policies</li> </ul>
S5	Percentage of empty homes in the Borough	SP2, MP1, SD1, SD2, SE2	Reduce the long term vacancy rate by 15%	If target is not achieved by 2018	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Work closely with key partners to target efforts and financial resources to persistent long term vacancies: (Housing strategy/empty homes officer)</li> </ul>
S6	Net additional pitches for Gypsy, Traveller and Travelling Show People	SP2, MP1, SD1, SD2, SC7	Up to 10 transit pitches for Gypsy and Travellers; 37 to 54 additional permanent pitches for Gypsy and Travellers and 4 additional plots for Travelling show people up to 2016. Post 2016 requirement numbers to be produced from evidence work yet to be completed.	Minimum pitch/plot no. not achieved by 2016.	<ul style="list-style-type: none"> <li>Consider a review of the relevant policies</li> <li>Consider if it is appropriate to bring forward sites programmed for later in the plan period</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>Consider a review of the relevant policies</li> </ul>

Indicator No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met
E1	Net take up of employment land	SP1, MP1, SD1, SD2, EG1, EG3, CS1-CS3, CS10, CS18, CS19, CS23, CS24, CS26, CS29, SL1, SL4, SL6, SL7, SL10	Exceed the previous three year rolling average of take up by at least 20%	If under performance is less than 20% of the three year rolling average take up of land	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Consider if it is appropriate to bring forward sites programmed for later in the plan period</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Identify the problems and causes of the variants</li> </ul>
E2	Total amount of land last used for employment purposes lost to other uses	SP1, MP1, SD1, SD2, EG1, EG3	Not to exceed the three year rolling average by more than 20%	loss not to exceed the three year rolling average by more than 20%	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variant</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Identify the problems and causes of the variants</li> <li>Look to provide additional guidance on relevant policies</li> </ul>
E3	The percentage of premises (businesses/residents) which have access to fibre broadband service (>24Mbps)	SP1, SP2, MP1, SD1, SD2, CO3	96% of premises by 2016 and 99% by 2020 (subject to funding being received)	If target is missed by more than 1% by the target years	<ul style="list-style-type: none"> <li>Seek opportunities for additional funding</li> <li>Stimulate demand</li> </ul>





Indicator No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met
E4	Mineral provision and landbanks	SP1, SP3, MP1, SD1, SD2, SE10	To meet levels of aggregate provision as set out in Sub-national Guidelines/Local Aggregate Assessments and maintain mineral landbanks (aggregates and silica sand) in line with national planning policy	If under performance is less than the 20% of the three year rolling average	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Work closely with key mineral stakeholders (e.g. The Aggregates Working Party) to better manage the delivery</li> </ul>
EQ1	Provision of sports pitches	SP2, SP3, MP1, SD1, SD2, SC2, SC3, SE6	No net loss	Any significant unmitigated loss to other uses of sport, recreation and informal open space	<ul style="list-style-type: none"> <li>Consider if it is appropriate to bring forward sites programmed for later in the plan period</li> <li>Consider a review of the relevant policies and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>Identify the problems and causes of the variants</li> <li>Enforce corrective action or mitigation on individual schemes or features</li> </ul>
EQ2	Creation and loss of areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	SP3, MP1, SD1, SD2, SE3, SE14, SE15	No net loss	Any loss in areas of biodiversity importance	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Consider a review of the relevant policies and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other</li> </ul>

Indicator No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met
					<p>contributions) Identify the problems and causes of the variants</p> <ul style="list-style-type: none"> <li>• Activate Compensation, enforcement or mitigation mechanisms</li> </ul>
EQ3	Listed buildings at risk of loss	SP3, MP1, SD1, SD2, SE7	Reduction in number of buildings at risk by 2020, 2025 and 2030	No reduction by target years	<ul style="list-style-type: none"> <li>• Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>• Identify the problems and causes of the variants</li> <li>• Activate Compensation, enforcement or mitigation mechanisms</li> <li>• Prioritise conservation advice and provide assistance where appropriate.</li> </ul>
EQ4	Waste arisings and the amounts of waste recycled, recovered or going for disposal	SP3, MP1, SD1, SD2, SE11	To meet with relevant nationally and locally set waste targets	Under performance by target years	<ul style="list-style-type: none"> <li>• Identify the problems and causes of the variants</li> <li>• Work closely with key waste stakeholders to better manage the delivery</li> </ul>
T1	Progress on Key Highway Schemes listed in Policy CO2	SP1, SP2, SP3, SP4, IN1, MP1, SD1, SD2, CO2	In line with timescales detailed within the latest Infrastructure Delivery Plan	If any scheme delivery is later than 3 years than the specified target date	<ul style="list-style-type: none"> <li>• Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>• Seek opportunities for additional funding</li> <li>• Consider renegotiation of section 106 agreements</li> </ul>





Indicator No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met
T2	New major developments within 500m of a bus stop served by commercial bus service	SP1, SP2, SP3, SP4, MP1, SD1, SD2, CO1, SC4	To achieve 5% above the baseline	If under performance is less than the 20% of the three year rolling average	<ul style="list-style-type: none"> <li>Identify the problems and causes of the variants</li> <li>Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</li> <li>Provide mitigation to ensure all new developments are meeting high standards of sustainability</li> </ul>

Table 16.1 Monitoring Framework



# 17

## Glossary



## 17 Glossary

<b>Affordable housing (or sub-market housing)</b>	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
<b>Aggregate</b>	Materials used for construction purposes such as sand, gravel, crushed rock and other bulk material.
<b>Amenity</b>	A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.
<b>Area of Search</b>	A broad area within which sites are sought for development, for example, for housing, mineral extraction, or renewable energy.
<b>Best and most versatile agricultural land</b>	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
<b>Blue Infrastructure</b>	A network of water that supports native species, maintains natural ecological processes, prevents flooding, sustains air and water resources, and contributes to the health and quality of life of local communities.
<b>Brownfield Land and sites</b>	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
<b>Building for Life 12</b>	The industry standard endorsed by government for designing new homes in England, based on 12 key criteria.
<b>Climate change adaptation</b>	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures. Such adjustments seek to moderate harm or exploit beneficial opportunities.
<b>Climate change mitigation</b>	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<b>Community Infrastructure</b>	The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, cultural facilities, education services, healthcare facilities and renewable energy installations.
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Community Strategy</b>	A strategy prepared by a Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000.



<b>Conservation</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>Design Code</b>	A set of written and graphical rules that set the parameters for the detailed design of a significant new development. These can be required at outline or detailed stage
<b>Design Review</b>	Assessment of design proposals by a nominated panel, the recommendations of which would be a material consideration in determining the application
<b>Design SPD</b>	Intended supplementary planning document to be prepared to support policies in the Local Plan covering the issues of design and built heritage conservation
<b>Designated Heritage Assets</b>	Assets recognised as having national heritage significance and/or benefiting from statutory protection: Conservation Areas; Listed Buildings; Scheduled Monuments; Registered Parks and Gardens; Registered Battlefields; and World Heritage Sites
<b>Development</b>	Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
<b>Development Plan</b>	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
<b>Economic Development</b>	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
<b>Employment Land</b>	Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. It does not include land for retail development nor 'owner specific' land.
<b>Employment Land Review (ELR)</b>	A review of the employment land portfolio within the Borough to form part of the evidence base for the Local Plan.
<b>Environmental Impact Assessment (EIA)</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>European site</b>	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010.
<b>Geodiversity</b>	The range of rocks, minerals, fossils, soils and landforms.



## **Green Belt**

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.

## **Greenfield**

Land, or a defined site, usually farmland, that has not previously been developed.

## **Green Gap**

A current local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into each other.

## **Green Infrastructure (GI)**

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

## **Habitats Directive**

European Directive to conserve natural habitats and wild flora and fauna.

## **Heritage Asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

## **Heritage Crime**

Any offence which harms the value of heritage assets and their settings to this and future generations

## **Housing to meet local needs**

Affordable housing - housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

## **Historic Environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

## **Inclusive design**

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

## **Infill development**

The development of a relatively small gap between existing buildings.

## **Infrastructure**

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

## **Infrastructure Plan**

National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to



	support their strategies for new development as set out in their Local Plan documents.
<b>Key Service Centre (KSC)</b>	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
<b>Key Worker Dwelling</b>	A key worker is a public sector employee who is considered to provide an essential service; this includes those involved in health; education; emergency services and social workers.
<b>Landbank (Mineral)</b>	Quantity of mineral remaining to be worked at sites with planning permission. Usually expressed as the number of years that permitted reserves will last at an indicated level of supply or given rate of extraction.
<b>Lifetime Homes</b>	An informal, but nationally recognised standard for the internal space and adaptability standards for new housing
<b>Listed Building</b>	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. English Heritage is responsible for designating buildings for listing in England.
<b>Local Landscape Designation Areas</b>	Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.
<b>Local Development Order (LDO)</b>	An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.
<b>Local Enterprise Partnership (LEP)</b>	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
<b>Local Plan</b>	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 which have been saved under the 2004 Act.
<b>Local Plan Strategy</b>	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy. The Local Plan Strategy was previously referred to as the Core Strategy.
<b>Local Planning Authority (LPA)</b>	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National



	Parks and the Broads Authority are also considered to be Local Planning Authorities.
<b>Local Service Centre (LSC)</b>	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury
<b>Major Development</b>	Major development is defined as: Residential developments of 10 or more dwellings or a site area of more than 0.5ha; Retail, commercial or industrial or other developments with a floorspace of more than 1,000 square metres or a site area of more than 1ha.
<b>Main town centre uses</b>	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
<b>Masterplanning</b>	An activity to create a 2 or 3 dimensional image of a development to help articulate the design vision for a site. Often these are illustrative rather than detailed.
<b>Mineral Resources</b>	Natural concentrations of minerals in or on the Earth's crust that are or may become of economic interest because they are present in such a form, quality and quantity that there is potential for eventual economic extraction.
<b>Mineral Reserve</b>	Mineral deposits which have been tested to establish the quality and quantity of material present and which could be economically and technically exploited.
<b>Mineral Safeguarding Area</b>	An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
<b>Monitoring Report</b>	A report prepared by Local Planning Authorities, assessing progress with and the effectiveness of a Local Plan.
<b>Neighbourhood Plan</b>	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Non-designated heritage asset</b>	<p>Locally important heritage assets identified by the Local Planning Authority, where there is often a strong local affinity or association:</p> <ul style="list-style-type: none"><li>• Areas of Local Archaeological Interest (including the Areas of Archaeological Potential and Sites of Archaeological Importance identified in Local Plans)</li><li>• Buildings of local architectural or historic interest (Local List)</li><li>• Locally important built assets not on the Local List</li><li>• Locally significant historic parks and gardens</li><li>• Other locally important historic landscapes</li></ul>



<b>Open Countryside</b>	The open countryside is defined as the area outside the settlement boundaries of those towns and villages in the Borough identified as Principal Towns, Key Service Centres, Local Services Centres or Villages. Settlement boundaries will be shown on the Proposals Map of the Local Plan.
<b>Open Space</b>	All space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.
<b>Outdoor Sports facilities</b>	Sports facilities with natural or artificial surfaces (and either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields and other outdoor sports areas – these facilities may have ancillary infrastructure such as changing accommodation or pavilions.
<b>Passive environmental design</b>	Design that maximises the use of natural/renewable resources such as sunlight, shade and wind to minimise carbon output and improve the comfort of new development
<b>Passive Surveillance</b>	Supervision created by surrounding activity and overlooking that deters crime and disorder
<b>Place Shaping Consultation</b>	A stage in preparing new plans for places in Cheshire East. It looks at the challenges facing each town or village and ideas about how each place can be improved. It looks at the options for the plan for each place. From this a Strategy for each town or village is produced and the proposals can be incorporated into the Local Plan.
<b>Pollution</b>	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
<b>Preferred Area</b>	Areas containing known mineral resources largely unaffected by substantial planning constraints where planning permission might reasonably be anticipated providing proposals are environmentally acceptable.
<b>Previously Developed Land</b>	Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
<b>Principal Town</b>	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area



	with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
<b>Public Benefit</b>	The benefit to the community, the region, and potentially nationally, arising from the proposed development
<b>Public realm</b>	Those parts of a village, town or city, whether publicly or privately owned, available for everyone to use. This includes streets, squares and parks.
<b>Ramsar sites</b>	Wetlands of international importance, designated under the 1971 Ramsar Convention.
<b>Registered Battlefield</b>	The English Heritage Register of Historic Battlefields identifies 43 important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance.
<b>Registered Parks and Gardens</b>	English Heritage compile a register of 'Historic Parks and Gardens. Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance.
<b>Renewable energy</b>	Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.
<b>Residential Amenity</b>	The quality of the living environment for occupants of a dwelling house, including its associated external spaces
<b>Rural exception sites</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.
<b>Safeguarded Land</b>	Safeguarded Land is land between the urban area and the Green Belt. It ensures the protection of Green Belt within the longer time-scale by reserving land which may be required to meet longer-term development needs without the need to alter Green Belt boundaries.
<b>Scheduled Ancient Monument</b>	A nationally-important site or monument which is given legal protection against disturbance or change.
<b>Secured by Design</b>	An accreditation run by the police to endorse the safety and security of new development
<b>Self Build</b>	The definition of self build includes housing built by individuals or groups of individuals for their own use, either by building the homes themselves or working with builders.
<b>Sense of place</b>	Distinctive qualities in a new development that capture and build upon the existing qualities of the surrounding area, or which define a new, distinctive townscape character
<b>Setting</b>	The area surrounding a place, a building or feature that contributes to its appreciation/enjoyment



<b>Setting of a heritage asset</b>	The surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Significance</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting
<b>Site Allocations and Development Policies Document</b>	Part of the Local Plan which will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.
<b>Sites of Biological Importance (SBIs)/Local Wildlife Sites</b>	Locally important sites of nature conservation adopted by local authorities for planning purposes.
<b>Site of Special Scientific Interest (SSSI)</b>	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
<b>Spatial Portrait</b>	A description of the Borough as a place to live, work and visit, including its key characteristics and features.
<b>Special Areas of Conservation (SAC)</b>	Areas given special protection under the European Union's Habitat Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Special Protection Areas (SPA)</b>	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
<b>Statement of Community Involvement (SCI)</b>	This 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 management decisions. The Statement of Community Involvement supports the Local Plan.
<b>Strategic Site/Location</b>	An important or essential site/area in relation to achieving the vision and strategic priorities of the Local Plan and which contributes to accommodating the sustainable development planned for over the local plan period.
<b>Supplementary Planning Documents (SPD)</b>	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
<b>Sustainability Appraisal (SA)</b>	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.
<b>Sustainable Development</b>	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the



needs of the present without compromising the ability of future generations to meet their own needs."

The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:

- Social progress that recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

**Sustainable Drainage System (SuDS)**

An approach to managing rainfall in development that replicates natural drainage, managing it close to where it falls, maximising infiltration and minimising surface run-off.

**Town Centre**

Includes a range of different-sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a Local Authority's area.

**Transport Assessment**

An assessment of the availability of, and levels of access to, all forms of transportation. In relation to a proposed development it identifies what measures will be required to improve accessibility and safety for all modes of travel particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Travel Plan**

A plan or long-term management strategy that aims to promote sustainable travel choices, for example, cycling, as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.

**Tree Preservation Order**

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a Tree Preservation Order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.

**Viability Study**

A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.

**Waste Arising**

The amount of waste generated in a given locality over a given period of time.

**Waste Hierarchy**

A framework for securing a sustainable approach to waste management.

**Wildlife Corridor**

Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.

**Windfall sites**

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

**World Heritage Site**

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



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# Appendices



# Appendix A: Proposed Growth Distribution

## Proposed Housing Growth Distribution

**A.1** The Tables below illustrate the proposed distribution of housing growth across Cheshire East as distributed across Principal Towns, Key Service Centres, New Settlements, Local Service Centres and Other Settlements and Rural Villages.

### Principal Towns

Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13 <sup>(102)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Crewe	7000	286	2010	Central Crewe <sup>(103)</sup>	250	34	7000
				Basford East	1000		
				Basford West	370		
				Leighton West	850		
				Leighton Strategic Location	400		
				Crewe Green	150		
				Sydney Road	250		
				South Cheshire Growth Village	800		
				The Shavington / Wybunbury Triangle	350		
				East Shavington	250		
				Crewe Subtotal	4670		
Macclesfield	3500	375	778	Central Macclesfield <sup>(104)</sup>	500	97	3500
				South Macclesfield Development Area	1050		
				Land off Congleton Road	300		
				Land East of Fence Avenue	250		
				Gaw End Lane	150		

102 includes applications with resolution to grant subject to 106 agreement but excludes 1255 dwelling commitments to avoid double counting with identified strategic sites. These are at Basford West, Crewe (370 dwellings); Shavington Triangle, Crewe (300 dwellings); Sydney Road, Crewe (250 dwellings); and Twyfords, Alsager (335 dwellings). In addition, the permissions for 126 dwellings on Land at COG Training & Conference Centre, Nantwich and for 66 dwellings at Macclesfield Cricket Club are excluded from the commitments figure as they are considered unlikely to be developed for housing purposes.

103 includes general brownfield allowance for whole of existing urban area

104 includes general brownfield allowance for whole of existing urban area



Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13 <sup>(102)</sup>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
				Macclesfield Subtotal	2250		
Principal Towns Total	10500	661	2788	Total	6920	131	10500

**Table A.1 Housing Distribution: Principal Towns**

## Key Service Centres

Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Alsager	1600	15	194	Former MMU Campus	350	141	1600
				Twyfords and Cardway	550		
				White Moss Quarry Strategic Location	350		
				Alsager Subtotal	1250		
Congleton	3500	290	714	Congleton Business Park Extension Strategic Location	450	296	3500
				Giantswood Lane to Manchester Road Strategic Location	550		
				Giantswood Lane South	150		
				Manchester Road to Macclesfield Road	550		
				Back Lane / Radnor Park Strategic Location	500		
				Congleton Subtotal	2200		
Handforth	150	63	27	N/A	0	60	150
Knutsford	650	19	23	North West Knutsford	300	108	650

<sup>102</sup> includes applications with resolution to grant subject to 106 agreement but excludes 1255 dwelling commitments to avoid double counting with identified strategic sites. These are at Basford West, Crewe (370 dwellings); Shavington Triangle, Crewe (300 dwellings); Sydney Road, Crewe (250 dwellings); and Twyfords, Alsager (335 dwellings). In addition, the permissions for 126 dwellings on Land at COG Training & Conference Centre, Nantwich and for 66 dwellings at Macclesfield Cricket Club are excluded from the commitments figure as they are considered unlikely to be developed for housing purposes.



Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Middlewich	1600	173	487	Parkgate Extension	200	90	1600
				Knutsford Subtotal	500		
				Glebe Farm	450		
				Brooks Lane Strategic Location	400		
				Middlewich Subtotal	850		
Nantwich	1900	116	474	Stapeley Water Gardens	150	60	1900
				Kingsley Fields	1100		
				Nantwich Subtotal	1250		
Poynton	200	-4	24	N/A	0	180	200
Sandbach <sup>(105)</sup>	2200	261	1741	Land adjacent to J17 of M6, south east of Congleton Road	200	0	2202
Wilmslow	400	100	64	Royal London	75	0	439
				Adlington Road	200		
				Wilmslow Subtotal	275		
Key Service Centres Total	12050	1033	3612	Total	6525	949	12119

Table A.2 Housing Distribution: Key Service Centres

## New Settlements

Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
North Cheshire Growth Village, Handforth East	1850	0	237	North Cheshire Growth Village	1650	0	1887

Table A.3 Housing Distribution: New Settlements

105 Sandbach commitments figure includes the Land North of Congleton Road site which at the time of publication is subject to a high court challenge



## Local Service Centres

Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13	Local Plan Strategy Sites and Strategic Locations	Site Allocations	Total
Local Service Centres	2500	151	1250	0	1099	2500

Table A.4 Housing Distribution: Local Service Centres

## Other Settlements and Rural Areas

Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13	Local Plan Strategy Sites and Strategic Locations	Site Allocations	Total
Other Settlements and Rural Villages	2000	385	733	0	882	2000

Table A.5 Housing Distribution: Other Settlements and Rural Areas

## Totals:

Area	Target	Completions 01/04/10 - 31/12/13	Commitments 31/12/13	Local Plan Strategy Sites and Strategic Locations	Site Allocations	Total
All areas	2905	2230	8756	15095	3047	29128

Table A.6 Housing Distribution: Totals

## Proposed Employment Land Distribution

**A.2** The Tables below illustrate the proposed distribution of employment land across Cheshire East as distributed across Principal Towns, Key Service Centres, New Settlements, Local Service Centres and Other Settlements and Rural Villages.

**A.3** The figures for take-up between 2010 and 2013 are the gross take-up of new employment land for employment (B1, B2 and B8) uses. The take-up figures do not include redevelopment of existing employment sites for employment use or the losses of employment land to other uses.

**A.4** The employment land supply is the amount of land available for new employment development. It includes sites with permission for employment development, sites under construction, existing employment allocations and new allocations in this Local Plan Strategy. It does not include permissions for redevelopment for employment uses where the site is already being used for employment. It does include permissions for changes of use from non-employment uses to employment uses, but does not include changes from one type of employment use to another. It also does not include sites that are classed as owner-expansion land as these are not generally available for development.



## Principal Towns

Area	Target (ha)	Take-Up 01/04/10 - 31/03/13 (ha)	Supply 31/03/13 (ha)	Local Plan Strategy Sites and Strategic Locations (ha)		Site Allocations (ha)	Total
Crewe	65.00	0.04	13.81	Basford East	24.00	0.00	65.01
				Basford West	22.16		
				Leighton West	5.00		
				Crewe Total	51.16		
Macclesfield	15.00	0.16	3.01	South Macclesfield Development Area	5.00	1.83	15.00
				Land off Congleton Road	5.00		
				Macclesfield Total	10.00		
Principal Towns Total	80.00	0.20	16.82	Total	61.16	1.83	80.01

Table A.7 Employment Land Distribution: Principal Towns

## Key Service Centres

Area	Target (ha)	Take-Up 01/04/10- 31/03/13 (ha)	Supply 31/03/13 (ha)	Local Plan Strategy Sites and Strategic Locations (ha)		Site Allocations (ha)	Total
Alsager	35.00	0.12	0.00	Radway Green Brownfield Site	10.00	0.00	35.12
				Radway Green Extension	25.00		
				Alsager Total	35.00		
Congleton	24.00	0.00	3.80	Back Lane / Radnor Park Strategic Location	10.00	0.20	24.00
				Congleton Business Park Extension Strategic Location	10.00		
				Congleton Total	20.00		
Handforth	10.00	0.00	9.72	N/A	0.00	0.28	10.00
Knutsford	10.00	0.01	0.00	Parkgate Extension	6.00	3.99	10.00
Middlewich	75.00	0.47	75.10	Midpoint 18 Extension <sup>(106)</sup>	0.00	0.00	75.57

106 An additional 70ha extension to MidPoint18 is allocated to enable the long term development of the local economy and provision of the Middlewich Eastern Bypass. However, this site is not currently counted as contributing towards employment needs as it is envisaged that the remaining land at MidPoint18 phases 1-3 will be developed first and the further extension will only start at the very end of the plan period



Area	Target (ha)	Take-Up 01/04/10-31/03/13 (ha)	Supply 31/03/13 (ha)	Local Plan Strategy Sites and Strategic Locations (ha)		Site Allocations (ha)	Total
Nantwich	3.00	0.11	0.07	Kingsley Fields	2.00	0.82	3.00
Poynton	3.00	0.00	0.30	N/A	0.00	2.70	3.00
Sandbach	20.00	0.03	0.00	Land adjacent to J17 of M6, south east of Congleton Road	20.00	0.00	20.03
Wilmslow	8.00	0.00	0.07	Royal London	5.00	0.00	8.07
				Wilmslow Business Park	3.00		
				Wilmslow Total	8.00		
Key Service Centres Total	188.00	0.74	89.06	Total	91.00	7.99	188.79

Table A.8 Employment Land Distribution: Key Service Centres

### New Settlements, Employment Improvement Areas and Opportunity Sites

Area	Target (ha)	Take-Up 01/04/10 - 31/03/13 (ha)	Supply 31/03/13 (ha)	Local Plan Strategy Sites and Strategic Locations (ha)		Site Allocations (ha)	Total
Wardle Employment Improvement Area	61.00	0.00	0.00	Wardle Employment Improvement Area	61.00	0.00	61.00
Alderley Park Opportunity Site	0.00	0.00	0.00	Alderley Park Opportunity Site <sup>(107)</sup>	0.00	0.00	0.00
North Cheshire Growth Village, Handforth East	12.00	0.00	0.00	North Cheshire Growth Village	12.00	0.00	12.00
New Settlements, Employment Improvement Areas and Opportunity Sites Total	73.00	0.00	0.00	Total	73.00	0.00	73.00

Table A.9 Employment Land Distribution: New Settlements, Employment Improvement Areas and Opportunity Sites

107 Alderley Park is not counted as contributing to the employment requirement as it is an existing developed site in the Green Belt so whilst there is scope for redevelopment there is little scope for additional development over and above that already existing



## Local Service Centres

Area	Target (ha)	Take-Up 01/04/10 - 31/03/13 (ha)	Supply 31/03/13 (ha)	Local Plan Strategy Sites and Strategic Locations (ha)	Site Allocations (ha)	Total
Local Service Centres Total	5.00	0.09	3.35	0.00	1.56	5.00

Table A.10 Employment Land Distribution: Local Service Centres

## Other Settlements and Rural Areas

Area	Target (ha)	Take-Up 01/04/10 - 31/03/13 (ha)	Supply 31/03/13 (ha)	Local Plan Strategy Sites and Strategic Locations(ha)	Site Allocations (ha)	Total
Other Settlements and Rural Areas <sup>(108)</sup>	5.00	0.57	6.26	0.00	0.00	6.83

Table A.11 Employment Land Distribution: Other Settlements and Rural Areas

## Totals:

Area	Target (ha)	Take-Up 01/04/10 - 31/03/13 (ha)	Supply 31/03/13 (ha)	Local Plan Strategy Sites and Strategic Locations(ha)	Site Allocations (ha)	Total
All areas	351.00	1.60	115.49	225.16	11.38	353.63

Table A.12 Employment Land Distribution: Totals

108 Although there is no requirement set for additional employment land in Rural areas in the Site Allocations document, it may be appropriate to designate some small-scale sites to meet local needs



## Appendix B: Saved Policies

**B.1** Consideration has been given to the 'saved' policies in the Local Plans adopted by the former Boroughs / County Council (Congleton Local Plan, Crewe and Nantwich Local Plan, Macclesfield Local Plan, Cheshire Minerals Local Plan and the Cheshire Waste Local Plan). Where appropriate, 'saved' policies have been deleted to ensure no overlap with the policies contained in the Cheshire East Local Plan Strategy – Submission Version.

**B.2** A list of previously adopted policies which the Council is seeking to retain/replace is set out below. Policies that are retained will continue to be used in the determination of planning applications in the Borough until superseded by the Site Allocations and Development Policies and Waste Development Plan Documents.

### Congleton Borough Local Plan First Review (Adopted January 2005)

Existing Congleton Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy PS3: Settlement Hierarchy	Yes	Policy PG2	Policy PG2 presents an updated settlement hierarchy
Policy PS4: Towns	No		
Policy PS5: Villages in the Open Countryside and Inset in the Green Belt	No		
Policy PS6: Settlements in the Open Countryside and the Green Belt	No		
Policy PS7: Green Belt	No		
Policy PS8: Open Countryside	No		
Policy PS9: Areas of Special County Value	Yes	Policy SE4	Areas of Special County Value are now known as Local Landscape Designations which are addressed by Policy SE4.
Policy PS10: Jodrell Bank Radio Telescope Consultation Zone	Yes	Policy SE14	Policy SE14 addresses the Jodrell Bank Zone.
Policy PS12: Strategic Transport Corridors	No		
Policy GR1: New Development	Yes	Policies SD1, SD2, SE1, SE2, SE4, SE6, SC2, SC4, CO4	Various policies address new development including the principles of sustainable development, design, open space and infrastructure provision etc.
Policy GR2: Design	Yes	Policies SE1, SE2, SE3, SE4, SE6, SE7, SE8, SE9	Policy SE1 sets out a comprehensive approach to design. Additional policies deal with energy efficiency, the historic environment and environmental protection.
Policy GR3: Design	Yes	Policies SE1, SE2, SC4, SE6, CO1	Relevant principles are set out with regard to design; appropriate use of land; dwelling mix; housing needs; open space; and accessibility.



Existing Congleton Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy GR4: Landscaping	Yes	Policy SE4	Superseded by Policy SE4 which sets out the approach to landscape protection
Policy GR5: Landscaping	Yes	Policy SE4	Superseded by Policy SE4 which sets out the approach to landscape protection
Policy GR6: Amenity and Health	No		
Policy GR7: Amenity and Health	No		
Policy GR8: Amenity and Health	No		
Policy GR9: Accessibility, Servicing and Parking Provision (New Development)	No		
Policy GR10: Accessibility, Servicing and Parking Provision	No		
Policy GR11 Development Involving New Roads and other Transportation Projects	No		
Policy GR13: Public Transport Measures	No		
Policy GR14: Cycling Measures	No		
Policy GR15: Pedestrian Measures	No		
Policy GR16: Footpath, Bridleway and Cycleway Networks	No		
Policy GR17: Car Parking	No		
Policy GR18: Traffic Generation	No		
Policy GR19: Infrastructure	Yes	Policies IN1 and IN2	Policies IN1 and IN2 cover infrastructure requirements
Policy GR20: Public Utilities	No		
Policy GR21: Flood Prevention	Yes	Policy SE13	Superseded by Policy SE13 which sets out flood prevention measure
Policy GR22: Open Space Provision	No		
Policy GR23: Provision of Services and Facilities	No		
Policy NR1: Trees and Woodlands	Yes	Policy SE5	Superseded by Policy SE5 which sets out protection for trees, hedgerows and woodland
Policy NR2: Statutory Sites	Yes	Policy SE3	These assets are protected by Policy SE3
Policy NR3: Habitats	No		
Policy NR4: Non-Statutory Sites	Yes	Policy SE3	These assets are protected by Policy SE3



Existing Congleton Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy NR5: Non-Statutory Sites	No		
Policy NR6: Reclamation of Land	No		
Policy NR9: Renewable Energy	Yes	Policy SE8	Superseded by Policy SE8 which sets out an updated policy
Policy BH1: Parks and Gardens of Historic Interest	No		
Policy BH2: Statutory List of Buildings of Special Architectural or Historic Interest (Demolition)	No		
Policy BH3: Statutory List of Buildings of Special Architectural or Historic Interest (Change of Use/Conversion)	No		
Policy BH4: Statutory List of Buildings of Special Architectural or Historic Interest (Effect of Proposals)	No		
Policy BH5: Statutory List of Buildings of Special Architectural or Historic Interest	No		
Policy BH6: Non-statutory List of Buildings of Special Architectural or Historic Interest	Yes	Policy SE7	Policy SE7 sets out the approach to heritage assets, including designated and non-designated assets
Policy BH7: Enabling Development	No		
Policy BH8: Conservation Areas	No		
Policy BH9: Conservation Areas	No		
Policy BH10: Conservation Areas	No		
Policy BH13: New Agricultural Buildings	No		
Policy BH15: Conversion of Rural Buildings	No		
Policy BH16: The Residential Re-Use of Rural Buildings	No		
Policy E3: Employment Development in Towns	Yes	Policies SD1, SD2, EG1, EG5, SE2	Policies set out the approach to sustainable development; the location of town centres uses; and making efficient use of land.
Policy E4: Employment Development in Villages	Yes	Policies SD1, SD2, PG2, EG1, EG2, EG5, SE2.	Policies set out the approach to sustainable development; the location of town centre uses; the rural economy; and making efficient use of land.
Policy E5: Employment Development in the Open Countryside	Yes	Policies SD1, SD2, PG2, PG5, EG1, EG2, EG5, SE2.	Policies set out the approach to sustainable development; the location of town centre uses; the



Existing Congleton Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
			rural economy; open countryside; and making efficient use of land.
Policy E6: Employment Development in the Green Belt	Yes	Policies SD1, SD2, PG2, PG3, EG1, EG2, EG5, SE2.	Policies set out the approach to sustainable development; the location of town centre uses; the rural economy; Green Belt; and making efficient use of land.
Policy E8: Home-Based Businesses	No		Superseded by Policies CS14 and CS15 Radway Green Brownfield and Extension
Policy E9: Royal Ordnance Factory, Radway Green	Yes	Policies CS14 and CS15	Policy EG3 updates the approach to be taken to existing employment sites.
Policy E10: Re-use or Redevelopment of Existing Employment Sites	Yes	Policy EG3	
Policy E11: Owner-specific Employment Sites	No		
Policy E12: Distribution and Storage Facilities	No		
Policy E13: Roadside Facilities	No		
Policy E14: Motorway Service Areas	No		
Policy E15: Heavy Goods Vehicle Parking	No		
Policy E16: Tourism and Visitor Development (Facilities and Attractions)	Yes	Policies SD1, SD2, PG3, PG5, EG2, EG4	Relevant principles are contained in policies addressing sustainable development; open countryside; Green Belt; the rural economy; and tourism
Policy E17: Tourism and Visitor Development (Serviced Accommodation)	No		
Policy E18: Tourism and Visitor Development (Camping and Caravanning Sites)	No		
Policy E19: Telecommunications	No		
Policy H1: Provision of New Housing Development	Yes	Policy PG1	Policy PG1 sets out the amount of land provided to accommodate the necessary number of homes throughout the plan period.
Policy H2: Provision of New Housing Development	Yes	Policy PG2, PG6	Policy PG2 sets out the settlement hierarchy and Policy PG6 addresses the spatial distribution of development across the Borough.
Policy H3: Committed Housing Sites	No		
Policy H4: Residential Development in Towns	Yes	Policies SD1, SD2, SE1, SE2, SE4, SC4, CO4.	Policies address windfall sites and the approach to be taken in evaluating applications for housing development including infrastructure;



Existing Congleton Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
			accessibility; and physical and environmental constraints.
Policy H5: Residential Development in Villages	Yes	Policies SD1, SD2, SE1, SE2, SE4, SC4, SC6	Policies address windfall sites and the approach to be taken in evaluating applications for housing development including infrastructure; accessibility; rural exceptions for housing for local needs; and physical and environmental constraints.
Policy H6: Residential Development in the Open Countryside and the Green Belt	Yes	Policies PG3, PG5, SD1, SD2, SE1, SE2, SE4, SC4, SC6	Policies address windfall sites and the approach to be taken in evaluating applications for housing development including infrastructure; accessibility; rural exceptions for housing for local needs; open countryside; Green Belt; and physical and environmental constraints.
Policy H7: Residential Caravans and Mobile Homes	No		
Policy H8: Gypsy Caravan Sites	Yes	Policy SC7	Policy SC7 sets out the approach to locating sites for gypsy and traveller and travelling showpeople, and addresses the level of need in the Borough.
Policy H9: Additional Dwellings and Sub-divisions	No		
Policy H10: Additional Dwellings and Sub-divisions	No		
Policy H13: Affordable and Low-cost Housing	Yes	Policy SC5	This policy addresses the provision of affordable housing.
Policy H14: Affordable and Low-cost Housing	Yes	Policy SC6	This policy deals with rural exceptions housing to meet local needs.
Policy H16: Extensions to Dwellings in the Open Countryside and Green Belt	No		
Policy H17: Extension of Residential Curtilages into the Open Countryside or Green Belt	No		
Policy H18: Dwellings Associated with Rural Enterprises	No		
Policy H19: Agricultural Occupancy Conditions	No		



Existing Congleton Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy S1: Shopping Hierarchy	Yes	Policy EG5	Policy EG5 creates a new hierarchy of retail centres.
Policy S2: Shopping and Commercial Development Outside Town Centres	Yes	Policy EG5	Policy EG5 sets out the approach to town centre uses which cannot be accommodated in or adjacent to centres
Policy S4: Principal Shopping Areas	No		
Policy S5: Other Town Centre Areas	No		
Policy S6: The Use of Upper Floors within Town Centres	No		
Policy S7: Shopping and Commercial Development in Villages	Yes	Policy EG5	Policy EG5 creates a new hierarchy of retail centres which replaces that in Policy S7.
Policy S8: Holmes Chapel	Yes	Policy EG5	Policy EG5 creates a new hierarchy of retail centres which replaces that in Policy S8.
Policy S9: Shopping and Commercial Development in the Open Countryside and Green Belt	Yes	Policies PG3, PG5, SD1, SD2, EG2, EG5	Relevant principles are covered in policies which address the hierarchy of retail centres; the rural economy; sustainable development; open countryside; and the Green Belt
Policy S11: Shop Fronts and Security Shutters	No		
Policy S12: Security Shutters-Solid Lath	No		
Policy S13: Security Shutters-Lattice/Mesh Grilles	No		
Policy S14: Advertisements	No		
Policy S15: Advertisements in Conservation Areas	No		
Policy S16: Environmental Improvements and Traffic Management Measures	No		
Policy RC1: Recreation and Community Facilities Policies (General)	Yes	Policies SC1, SC3, SD2 and SE3	Covered by Local Plan Strategy policies on leisure and recreation; sustainable development; protection of countryside, landscape and geology
Policy RC2: Protected Areas of Open Space	No		
Policy RC3: Nuisance Sports	No		
Policy RC4: Countryside Recreation Facilities	No		
Policy RC5: Equestrian Facilities	No		



Existing Congleton Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy RC6: Golf Courses and Driving Ranges	No		
Policy RC7: Water Based Activities	No		
Policy RC8: Canal/Riverside Recreational Developments	No		
Policy RC9: Canal/Riverside Recreational Developments (Mooring)	No		
Policy RC10: Outdoor Formal Recreational and Amenity Open Space Facilities	No		
Policy RC11: Indoor Recreational and Community Uses (General)	No		
Policy RC12: Retention of Existing Community Facilities	No		
Policy RC13: Day Nurseries	No		
Policy DP1: Employment Sites	No		
Policy DP2: Housing Sites	No		
Policy DP3: Mixed Use Sites	No		
Policy DP3A: Alsager Campus	Yes	Site CS13	The site allocation for the Former Manchester Metropolitan University Campus has been updated.
Policy DP4: Retail Sites	No		
Policy DP5: Recreation, Leisure and Community Use Sites	No		
Policy DP6: Treatment Facility	No		
Policy DP7: Development Requirements	No		
Policy DP8: Supplementary Planning Guidance	No		
Policy DP9: Transport Assessment	No		
Policy DP10: New Road Schemes	No		
Policy DP11: Transport Facilities	No		

**Table B.1 Congleton Borough Local Plan Saved Policies to be Replaced**



## Borough Of Crewe And Nantwich Replacement Local Plan 2011 (Adopted February 2005)

Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy NE1: Development in the Green Belt	No		
Policy NE2: Open Countryside	Yes	Policy PG5	Policy PG5 addresses the approach taken to the open countryside.
Policy NE3: Areas of Special County Value	Yes	Policy SE4	Areas of Special County Value are now known as Local Landscape Designations which are addressed by Policy SE4.
Policy NE4: Green Gaps	No		
Policy NE5: Nature Conservation and Habitats	Yes	Policies SE3, SE4, SE5, SE6	These policies protect a range of habitats and landscapes.
Policy NE6: Sites of International Importance for Nature Conservation	Yes	Policies SE3, SE4, SE5, SE6	These policies protect a range of habitats and landscapes.
Policy NE7: Sites of National Importance for Nature Conservation	Yes	Policies SE3, SE4, SE5, SE6	These policies protect a range of habitats and landscapes.
Policy NE8: Sites of Local Importance for Nature Conservation	Yes	Policies SE3, SE4, SE5, SE6	These policies protect a range of habitats and landscapes.
Policy NE9: Protected Species	Yes	Policy SE3	Policy SE3 addresses biodiversity and the protection of species.
Policy NE10: New Woodland Planting and Landscaping	No		
Policy NE11: River and Canal Corridors	No		
Policy NE12: Agricultural Land Quality	Yes	Policies SE2, SE4, SD1 and SD2	Superseded by Policies SE2, SE4, SD1 and SD2
Policy NE13: Rural Diversification	No		
Policy NE14: Agricultural Buildings Requiring Planning Permission	No		
Policy NE15: Re-Use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use	No		
Policy NE16: Re-Use and Adaptation of a Rural Building for Residential Use	No		
Policy NE17: Pollution Control	No		
Policy NE18: Telecommunications Development	No		
Policy NE19: Renewable Energy	Yes	Policies SE8, SE9	Policies SE8 and SE9 address low carbon energy and energy efficient development.
Policy NE20: Flood Prevention	No		



Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy NE21: New Development and Landfill Sites	No		
Policy BE1: Amenity	No		
Policy BE2: Design Standards	Yes	Policies SD2 and SE1	Policy SD2 and SE1 comprehensively address design and sustainable development.
Policy BE3: Access and Parking	No		
Policy BE4: Drainage, Utilities and Resources	No		
Policy BE5: Infrastructure	Yes	Policies IN1, IN2	These policies address the provision of infrastructure and developer contributions.
Policy BE6: Development on Potentially Contaminated Land	No		
Policy BE7: Conservation Areas	No		
Policy BE8: Advertisements in Conservation Areas	No		
Policy BE9: Listed Buildings: Alterations and Extensions	No		
Policy BE10: Changes of Use for Listed Buildings	No		
Policy BE11: Demolition of Listed Buildings	No		
Policy BE12: Advertisements on Listed Buildings	No		
Policy BE13: Buildings of Local Interest	Yes	Policy SE7	This policy sets out the approach to heritage assets, including designated and non-designated assets.
Policy BE14: Development Affecting Historic Parks and Gardens	No		
Policy BE15: Scheduled Ancient Monuments	No		
Policy BE16: Development and Archaeology	No		
Policy BE17: Historic Battlefields	No		
Policy BE18: Shop Fronts and Advertisements	No		
Policy BE19: Advertisements and Signs	No		
Policy BE20: Advance Directional Advertisements	No		
Policy BE21: Hazardous Installations	No		



Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy E1: Existing Employment Allocations	No		
Policy E2: New Employment Allocations	No		
Policy E3: Regional and Strategic Employment Allocations at Basford	Yes	Site Allocations	The Local Plan Strategy includes updated Site Allocations including those for employment use. (CS1 Basford East; CS2 Basford West)
Policy E4: Development on Existing Employment Areas	No		
Policy E5: Employment in Villages	Yes	Policy PG6	Policy PG6 sets out the spatial distribution of development across the Borough, including the approach to be taken in the various centres.
Policy E6: Employment Development within Open Countryside	Yes	Policy PG6, PG5, EG2	These policies set out the spatial distribution of development across the Borough; and address the open countryside and the rural economy.
Policy E7: Existing Employment Sites	Yes	Policy EG3, SE1	Policy EG3 sets out the approach to existing and allocated employment sites. Policies on design and sustainable development are also relevant.
Policy RES1: Housing Allocations	Yes	Policy PG1	Policy PG1 sets out the overall supply of housing land required over the plan period.
Policy RES2: Unallocated Housing Sites	No		
Policy RES3: Housing Densities	Yes	Policies SD1, SD2, SE1 and SE2	These policies set out the approach to be taken to design and sustainable development, including density.
Policy RES5: Housing in the Open Countryside	No		
Policy RES6: Agricultural and Forestry Occupancy Conditions	No		
Policy RES7: Affordable Housing within the Settlement Boundaries of Nantwich and the Villages listed in Policy RES4	Yes	Policies PG1, PG6 and SC5	Housing needs are set out in Policies PG1; and their distribution in PG6. Policy SC5 deals with affordable homes.
Policy RES8: Affordable Housing in Rural Areas Outside Settlement Boundaries (Rural Exceptions Policy)	Yes	Policy SC6	Policy SC6 sets out the approach to rural exceptions housing for local needs.
Policy RES9: Houses in Multiple Occupation	No		
Policy RES10: Replacement Dwellings in the Open Countryside	No		



Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy RES11: Improvements and Alterations to Existing Dwellings	No		
Policy RES12: Living over the Shop	No		
Policy RES13: Sites for Gypsies and Travelling Showpeople	Yes	Policy SC7	Policy SC7 sets out the approach to locating sites for gypsies and travellers and travelling showpeople, and addresses the level of need in the Borough.
Policy TRAN1: Public Transport	Yes	Policies CO1, SD1 & 2	Policy CO1 deals with sustainable travel and transport; policies SD1 & 2 cover sustainable development particularly environmental issues.
Policy TRAN2: Crewe Bus Station	No		
Policy TRAN3: Pedestrians	No		
Policy TRAN4: Access for the Disabled	No		
Policy TRAN5: Provision for Cyclists	No		
Policy TRAN6: Cycle Routes	No		
Policy TRAN7: Crewe Railway Station	No		
Policy TRAN8: Existing Car Parks	No		
Policy TRAN9: Car Parking Standards	Yes	Policy CO2 and Appendix C.	Policy CO2 requires development proposals to adhere to the Cheshire East Parking Standards for Cars and Bicycles set out in Appendix C (Parking Standards).
Policy TRAN10: Trunk Roads	No		
Policy TRAN11: Non Trunk Roads	No		
Policy TRAN12: Roadside Facilities	No		
Policy RT1: Protection of Open Spaces with Recreational or Amenity Value	No		
Policy RT2: Equipped Children's Playgrounds	No		
Policy RT3: Provision of Recreational Open Space and Children's Playspace in New Housing Developments	No		
Policy RT5: Allotments	No		
Policy RT6: Recreational Uses in the Open Countryside	Yes	Policies PG5, EG4, SC1, SC2, SE4, SE6, SE7, CO1	Various policies address recreation uses (SC1 & 2, SE6); the open countryside (PG5); accessibility (CO1); protection of landscape (SE4), environmental and heritage assets (SE7) and tourism (EG4).



Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy RT7: Visitor Accommodation	Yes	Policy EG4	Policy EG4 addresses the provision of tourist accommodation
Policy RT8: Promotion of Canals and Waterways	No		
Policy RT9: Footpaths and Bridleways	No		
Policy RT10: Touring Caravans and Camping Sites	No		
Policy RT11: Golf Courses	No		
Policy RT12: Nantwich Riverside	No		
Policy RT13: Leighton West Country Park	Yes	Site CS3 Leighton West, Crewe	Site CS3 Leighton West, Crewe supersedes this Policy.
Policy RT14: Nantwich Canal Basin	No		
Policy RT15: The Protection of Existing Indoor Leisure Facilities	Yes	Policy SC1	Policy SC1 sets out the criteria for protecting existing leisure facilities
Policy RT16: Noise Generating Sports	No		
Policy RT17: Increasing Opportunities for Sport	No		
Policy S1: New Retail Development in Town Centres	No		
Policy S2: Crewe Town Centre Primary Frontages	No		
Policy S3: Crewe town Centre Secondary Frontages	No		
Policy S4: Nantwich Town Centre	No		
Policy S5: Welsh Row, Nantwich	No		
Policy S6: Sites Allocated for Retailing and/or Leisure/Entertainment Uses	No		
Policy S7: Cronkinson Farm District Shopping Centre	Yes		Development is complete.
Policy S8: Existing District and Local Shopping Centres	No		
Policy S9: Nantwich Road, Crewe	No		
Policy S10: Major Shopping Proposals	Yes	Policy EG5	Policy EG5 considers proposals for main town centre uses which cannot be accommodated in or adjacent to centres
Policy S11: Leisure and Entertainment	Yes	Policy EG5	Policy EG5 considers proposals for main town centre uses which cannot be accommodated in or



Existing Crewe and Nantwich Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
			adjacent to centres. (Also policy SC1 covers leisure)
Policy S12: Mixed Use Regeneration Areas	No		
Policy S13: Village Shops	No		
Policy CF1: Leighton Hospital	No		
Policy CF2: Community Facilities	Yes	Policy SC1	Policy SC1 covers leisure and recreation including community facilities
Policy CF3: Retention of Community Facilities	No		

**Table B.2 Borough of Crewe and Nantwich Local Plan Saved Policies to be Replaced**



## Macclesfield Borough Local Plan (Adopted January 2004)

Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy NE1: Areas of Special County Value	Yes	Policy SE4	Areas of Special County Value are now known as Local Landscape Designations which are addressed by Policy SE4.
Policy NE2: Protection of Local Landscapes	Yes	Policy SE4	Superseded by Policy SE4 which sets out the approach to landscape protection
Policy NE3: Landscape Conservation	No		
Policy NE5: Conservation of Parkland Landscapes	No		
Policy NE7: Woodland Management	Yes	Policy SE5	Superseded by Policy SE5 which sets out protection for trees, hedgerows and woodland
Policy NE8: Promotion and Restoration of Woodland	No		
Policy NE9: Protection of River Corridors	No		
Policy NE10: Conservation of River Bollin	No		
Policy NE11: Nature Conservation	Yes	Policy SE3	Superseded by Policy SE3 which seeks to protect and enhance biodiversity and geodiversity.
Policy NE12: SSSIs, SBIs and Nature Reserves	Yes	Policy SE3	These assets are protected by Policy SE3.
Policy NE13: Sites of Biological Importance	Yes	Policy SE3	SBIs are protected by Policy SE3.
Policy NE14: Nature Conservation Sites	Yes	Policy SE3	Policy protects a range of habitats.
Policy NE15: Habitat Enhancement	No		
Policy NE16: Nature Conservation Priority Areas	No		
Policy NE17: Nature Conservation in Major Developments	No		
Policy NE18: Accessibility to Nature Conservation	No		
Policy BE1: Design Guidance	Yes	Policies SE1, SD2	Policy SE1 sets out requirements for design. Policy SD2 sets out sustainable development principles.
Policy BE2: Preservation of Historic Fabric	No		
Policy BE3: Conservation Areas	Yes	Policy SE7	Policy SE7 addresses the historic environment, including



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
			Conservation Areas, and its protection.
Policy BE4: Design Criteria in Conservation Areas	Yes	Policy SE7	Conservation Area Consent no longer required for demolition. Development covered by Policy SE7, which addresses the historic environment, including Conservation Areas and its protection.
Policy BE6: Macclesfield Canal Conservation Area	No		
Policy BE7: High Street Conservation Area	No		
Policy BE8: Christ Church Conservation Area	No		
Policy BE9: Barracks Square Conservation Area	No		
Policy BE12: The Edge Conservation Area	No		
Policy BE13: Legh Road Conservation Area	No		
Policy BE15: Listed Buildings	No		
Policy BE16: Setting of Listed Buildings	Yes	Policy SE7	This policy sets out the approach to heritage assets, including their setting.
Policy BE17: Preservation of Listed Buildings	No		
Policy BE18: Design Criteria for Listed Buildings	No		
Policy BE19: Changes of Use for Listed Buildings	No		
Policy BE20: Locally Important Buildings	Yes	Policy SE7	This policy sets out the approach to heritage assets, including designated and non-designated assets.
Policy BE21: Sites of Archaeological Interest	No		
Policy BE22: Scheduled Monuments	No		
Policy BE23: Development Affecting Archaeological Sites	No		
Policy BE24: Development of Sites of Archaeological Importance	No		
Policy GC1: Green Belt - New Buildings	No		
Policy GC4: Major Developed Sites in the Green Belt	No		



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy GC5: Countryside Beyond the Green Belt	Yes	Policy PG5	Policy PG5 sets out the approach to the open countryside.
Policy GC6: Outside the Green Belt, Areas of Special County Value and Jodrell Bank Zone	No		
Policy GC7: Safeguarded Land	Yes	Policy PG4	Policy PG4 sets out the approach to safeguarded land. Areas mentioned under saved policy GC7 now development sites e.g. CS25 Adlington Road.
Policy GC8: Reuse of Rural Buildings - Employment and Tourism	No		
Policy GC9: Reuse of Rural Buildings - Residential	No		
Policy GC10: Extensions to Residential Institutions	No		
Policy GC12: Alterations and Extensions to Houses	No		
Policy GC14: Jodrell Bank	Yes	Policy SE14	Policy SE14 sets out the requirements regarding Jodrell Bank.
Policy RT1: Protection of Open Spaces	No		
Policy RT2: Incidental Open Spaces/Amenity Areas	No		
Policy RT3: Redundant Educational Establishments	No		
Policy RT5: Open Space Standards	No		
Policy RT6: Recreation/Open Space Provision	No		
Policy RT7: Cycleways, Bridleways and Footpaths	No		
Policy RT8: Access to Countryside	No		
Policy RT9: Restoration of Danes Moss Tip	No		
Policy RT10: Canals and Water Recreation	No		
Policy RT11: Canal Mooring Basins	No		
Policy RT13: Promotion of Tourism	Yes	Policy EG4	This policy addresses tourist development, protecting the features that attract visitors and encouraging investment.
Policy RT15: Hotel Development	Yes	Site CS8	Site referred to now covered by CS8 South Macclesfield Development Area



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy RT17: Re-use of Rural Buildings	No		
Policy RT19: Dairy House Lane Recreational Allocation	Yes	Allocation CS30	Allocation CS30 North Cheshire Growth Village Handforth sets out new proposals for this site
Policy H1: Phasing Policy	Yes	Policies PG1, PG6, SE2	Policy PG1 sets out the level of housing land required during the plan period; Policy PG6 sets out the spatial distribution of development across the Borough; and Policy SE2 addresses use of previously developed land.
Policy H2: Environmental Quality in Housing Developments	Yes	Policies SD2 & SE1	Policy SD2 sets out sustainable development principles. Policy SE1 sets out detailed requirements for new housing development.
Policy H4: Housing Sites in Urban Areas	Yes	Site Allocations - CS8, CS9, CS10, CS11	The Local Plan Strategy provides updated site allocations, as noted.
Policy H5: Windfall Housing Sites	Yes	Policies SD1, SD2, IN2, SE1, SE3, SE4, SE5, SE6, SE12, SE13, CO1, CO4	The Local Plan Strategy includes policies addressing windfall sites and the approach to be taken in evaluating applications for housing development including infrastructure; accessibility; and physical and environmental constraints.
Policy H6: Town Centre Housing	No		
Policy H8: Provision of Affordable Housing in Urban Areas	Yes	Policy SC5	This policy addresses affordable housing.
Policy H9: Occupation of Affordable Housing	No		
Policy H11: Existing Housing Stock	No		
Policy H12: Low Density Housing Areas	No		
Policy H13: Protecting Residential Areas	Yes	Policies SE12, SE1, SD2	Policy SE12 Pollution and Unstable Land ensures that development protects amenity. Policy SE1 sets out requirements for design. Policy SD2 sets out sustainable development principles.
Policy C2: Macclesfield District General Hospital	No		



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy E1: Retention of Employment Land	Yes	Policy EG3	Policy EG3 updates the approach to be taken to existing employment sites.
Policy E2: Retail Development on Employment Land	No		
Policy E3: B1 (Business) Uses	No		
Policy E4: General Industrial Development	No		
Policy E5: Special Industries	No		
Policy E6: Land to the west of Lyme Green Business Park	Yes	Allocation CS8	Allocation CS8 sets out new proposals for this site
Policy E7: Land at Hurdsfield Road	No		
Policy E8: Parkgate Industrial Estate	Yes	Allocation CS19	Allocation CS19 sets out new proposals for this site
Policy E11: Mixed Use Areas	No		
Policy E14: Relocation of Businesses	No		
Policy T1: General Transportation Policy	Yes	Policy CO1 and policies SD1 & 2	Policy CO1 deals with sustainable travel and transport; policies SD1 & 2 cover sustainable development particularly environmental issues.
Policy T2: Public Transport	Yes	Policy CO1	Policy CO1 deals with sustainable travel and transport including public transport
Policy T3: Pedestrians	Yes	Policy CO1	Policy CO1 deals with sustainable travel and transport including pedestrians
Policy T4: Access for People with Restricted Mobility	Yes	Policies CO1 and SC3	Policy CO1 deals with sustainable travel ; Policy SC3 covers health and well-being including access for all.
Policy T5: Provision for Cyclists	Yes	Policy CO1 and SD2	Policy CO1 deals with sustainable travel; policy SD2 covers sustainable development including cycling provision
Policy T6: Highway Improvement Schemes	Yes	Policies CO1 & 2 and IN2	Policies CO1 & 2 deal with transport and its provision; Policy IN2 deals with contributions.
Policy T7: Safeguarded Routes	Yes	Policy CO2	Policy CO2 covers current transport schemes.
Policy T8: Traffic Management and Environmental Improvements	Yes	Policy CO2	Policy CO2 covers routes that may be relieved of traffic.



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy T9: Traffic Management and Traffic Calming	Yes	Policy CO1	Policy CO1 supports the priority of pedestrians and creating a safe environment.
Policy T10: South Macclesfield Distributor Road	Yes	Policy CO2 and Site CS8	Policy CO2 lists a new highway link between the A523 and A536 as does the detail in Site CS8 South Macclesfield Development Area.
Policy T11: Improvements to Strategic Highways Network	No		
Policy T13: Public Car Parks	No		
Policy T14: Lorry Park Proposals	Yes	Allocation CS8	Allocation CS8 sets out new proposals for this site.
Policy T15: Lorry Parking	No		
Policy T18: Restrictions on Development within NNI Zones	No		
Policy T19: Public Safety Zone	No		
Policy T20: Control of Airport Infrastructure	No		
Policy T21: Airport Related Development	No		
Policy T22: Restoration of Land to the East of Satellite Fire Station	No		
Policy T23: Airport Operational Area	No		
Policy S1: Town Centre Shopping Development	Yes	Policy EG5	Policy EG5 creates a new hierarchy of retail centres.
Policy S2: New Shopping, Leisure and Entertainment Developments	Yes	Policies EG5, SC1, SD2	Policy EG5 addresses the provision of new retail uses. Policy SC1 covers leisure and recreation. SD2 covers travel and amenity aspects.
Policy S3: Congleton Road Development Site	Yes	Allocation CS8	Allocation CS8 sets out new proposals for this site.
Policy S4: Local Shopping Centres	No		
Policy S5: Class A1 Shops	No		
Policy S7: New Local Shops	Yes	Policy EG5	Policy EG5 addresses the provision of new retail uses.
Policy MTC1: Prime Shopping Area	No		
Policy MTC2: Exchange Street Redevelopment	No		
Policy MTC3: Development in Prime Shopping Areas	No		



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy MTC4: Secondary Shopping Areas	No		
Policy MTC5: Waters Green Area	No		
Policy MTC6: Improvement of Sunderland Street	No		
Policy MTC7: Redevelopment Area - West of Churchill Way	No		
Policy MTC8: Redevelopment Area - Samuel Street/Park Lane	No		
Policy MTC9: Redevelopment Area - Duke Street	No		
Policy MTC11: Redevelopment Area: Macclesfield Station	No		
Policy MTC12: Mixed Use Areas	No		
Policy MTC13: Park Green Regeneration Area	No		
Policy MTC14: Conservation of Park Green	No		
Policy MTC15: King Edward Street Regeneration	No		
Policy MTC16: Pedestrian Routes/Links	No		
Policy MTC17: Jordangate and Market Place	No		
Policy MTC18: George Street Mill Regeneration Area	No		
Policy MTC19: Housing	No		
Policy MTC20: Christ Church Housing Area	No		
Policy MTC21: Reuse of Christ Church	No		
Policy MTC22: Office Development	No		
Policy MTC23: Pedestrianisation	No		
Policy MTC24: Car Parks	No		
Policy MTC25: Car Parking Provision	No		
Policy MTC26: Car Parking Provision	No		
Policy MTC27: River Bollin Recreational Route	No		
Policy WTC3: Kings Close Shopping Proposal	Yes		Site developed
Policy WTC4: Development in the Shopping Area	No		
Policy WTC5: Upper Floor Development	No		
Policy WTC6: Green Lane/Alderley Road Redevelopment Area	No		



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy WTC7: Mixed Use Areas	No		
Policy WTC8: Housing and Community Uses	No		
Policy WTC9: Offices	No		
Policy WTC10: Environmental Improvement of Bank Square Area	No		
Policy WTC11: Pedestrian Priority Measures	No		
Policy WTC12: Car Parks	No		
Policy WTC13: Car Park Proposal - Spring Street	Yes		Area identified on Proposals Map has been developed
Policy HDC1: Shopping Area	No		
Policy HDC2: Upper Floor Development	No		
Policy HDC3: Mixed Use Area	No		
Policy HDC4: Housing and Community Uses	No		
Policy HDC5: Office Development	No		
Policy HDC6: Car Parking	No		
Policy HDC7: Redevelopment of the Paddock	No		
Policy AEC1: Shopping Area	No		
Policy AEC3: Upper Floor Development	No		
Policy AEC4: Mixed Use Areas	No		
Policy AEC5: Office Development	No		
Policy AEC6: Housing Development	No		
Policy AEC7: Car Parking	No		
Policy KTC1: Conservation of Historic Character	No		
Policy KTC2: Design Guidance	No		
Policy KTC3: Design Guidance	No		
Policy KTC4: Design Guidance	No		
Policy KTC5: Redevelopment Criteria for 'The Yards'	No		
Policy KTC6: Red Cow Yard	No		
Policy KTC8: Silk Mill Street	No		
Policy KTC9: Shopping Areas	No		
Policy KTC10: Shopping Area Development	No		



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy KTC11: Upper Floor Development	No		
Policy KTC12: Housing and Community Uses	No		
Policy KTC13: Housing Development	No		
Policy KTC14: Mixed Use Areas	No		
Policy KTC16: Office Development	No		
Policy KTC17: King Street Link Road	No		
Policy KTC18: Pedestrian Priority Measures	No		
Policy KTC19: Car Parks	No		
Policy KTC20: Additional Car Parking	No		
Policy KTC21: Car Parking Provision	No		
Policy PDC1: Prime Shopping Area	No		
Policy PDC2: Development in the Prime Shopping Area	No		
Policy PDC3: Secondary Shopping Area	No		
Policy PDC4: Upper Floor Development	No		
Policy PDC5: Housing and Community Uses	No		
Policy PDC6: Office Development	No		
Policy PDC7: Car Parking	No		
Policy PDC8: Car Parking at Park Lane	No		
Policy IMP1: Development Sites	Yes	Policies IN1, IN2	IN1 covers infrastructure delivery. IN2 outlines developer contributions.
Policy IMP2: Transport Measures	Yes	Policies IN1, IN2, CO4	IN1 covers infrastructure delivery. IN2 outlines developer contributions. CO4 covers Travel Plans and Transport Assessments.
Policy IMP3: Land Ownership	No		
Policy IMP4: Environmental Improvements in Town Centres	Yes	Policies IN1, IN2	IN1 covers infrastructure delivery. IN2 outlines developer contributions.
Policy DC1: Design - New Build	Yes	Policies SD2, SE1, SE2	SD2 covers sustainable development principles - SD2, 1, ii refers to an area's character & distinctiveness re height, scale, mass, relationship with street-scene, etc. SE1 covers design re sense of place, design



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
			quality, sustainable urban/architectural/landscape design, livability/workability & designing in safety. SE2 refers to density for windfall sites.
Policy DC2: Design - Extensions & Alterations	No		
Policy DC3: Design - Amenity	No		
Policy DC5: Design - Natural surveillance/crime prevention	Yes	Policy SE1	SE1 covers a range of design principles - SE1, 5 covers designing in safety.
Policy DC6: Design - Circulation & Access	No		
Policy DC8: Design - Landscaping	No		
Policy DC9: Design -Tree Protection	No		
Policy DC10: Landscaping and Tree Protection	No		
Policy DC13: Design - Noise	No		
Policy DC14: Design - Noise	No		
Policy DC15: Design - Provision of Facilities	No		
Policy DC16: Design - Provision of Facilities	No		
Policy DC17: Design - Water Resources	No		
Policy DC18: Design - Water Resources	Yes	Policy SE13	Policy SE13 sets out requirements regarding flood risk and water management.
Policy DC19: Design - Water Resources	No		
Policy DC20: Design - Water Resources	No		
Policy DC21: Temporary Buildings and Uses	No		
Policy DC22: Design - Temporary Buildings and Uses	No		
Policy DC23: Green Belt & Countryside - Permanent Agricultural Dwellings	No		
Policy DC24: Green Belt & Countryside - Temporary Agricultural Dwellings	No		
Policy DC25: Green Belt & Countryside - Discharge of conditions Agricultural Dwellings	No		
Policy DC27: Green Belt & Countryside - Storage of Caravans	No		
Policy DC28: Green Belt & Countryside - Agricultural Buildings	Yes	Policies SD2, SE7, SE3	SD2 covers sustainable development principles - SD2, 1, ii refers to an area's character &



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
			distinctiveness re height, scale, mass, materials etc. SE7 relates to protecting the historic environment (inc. All heritage assets). SE3 protects sites of nature importance SE3, 3). Also, saved policies DC3 (amenity), DC6 (access) & DC8 (landscaping conditions) are relevant.
Policy DC29: Green Belt & Countryside - Agricultural Buildings: siting, design & appearance	Yes	Policies SD2, SE7, SE3	SD2 covers sustainable development principles - SD2, 1, ii refers to an area's character & distinctiveness re height, scale, mass, materials etc. SE7 relates to protecting the historic environment (inc. all heritage assets). SE3 protects sites of nature importance.
Policy DC31: Green Belt & Countryside - Gypsies	No		
Policy DC32: Green Belt & Countryside - Equestrian Facilities	No		
Policy DC33: Green Belt & Countryside - Outdoor Commercial Recreation	No		
Policy DC35: Residential - Materials & Finishes	No		
Policy DC36: Residential -Road Layouts and Circulation	No		
Policy DC37: Residential -Landscaping	No		
Policy DC38: Residential -Space, Light and Privacy	No		
Policy DC40: Residential -Children's Play/Amenity Space	No		
Policy DC41: Residential -Infill Housing Development	No		
Policy DC42: Residential -Subdivision	No		
Policy DC43: Residential -Side Extensions	No		
Policy DC44: Residential -Residential Caravans	No		
Policy DC45: Residential -Playgroups and Nurseries	No		
Policy DC46: Residential -Demolition	No		
Policy DC47: Residential -Demolition	No		



Existing Macclesfield Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy DC48: Retail - Shop Front Design	No		
Policy DC49: Retail - Shop Front Security	No		
Policy DC50: Shop Front canopies, Awnings etc.	No		
Policy DC51: Adverts	No		
Policy DC52: Adverts	No		
Policy DC53: Adverts	No		
Policy DC54: Restaurants etc	No		
Policy DC55: Amusement Centres	No		
Policy DC57: Community Uses - Residential Institutions	No		
Policy DC60: Community Uses - Telecommunications Equipment	No		
Policy DC61: Community Uses - Telecommunications Equipment	Yes	Policy SD2	SD2 covers sustainable development principles - SD2, 1, ii refers to an area's character & distinctiveness re height, scale, mass, materials etc.
Policy DC62: Community Uses - Renewable Energy	Yes	Policy SE8	SE8 covers renewable and low carbon energy schemes, inc. consideration of visual impact, impact on residential amenity and character of the area.
Policy DC63: Community Uses - Contaminated Land	No		
Policy DC64: Community Uses - Floodlighting	No		

**Table B.3 Macclesfield Borough Local Plan Saved Policies to be Replaced**



## Cheshire Replacement Minerals Local Plan (Adopted June 1999)

Existing Minerals Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy 1: Sustainability	Yes	Policies SD1, SD2, SE10	Policy SE10 addresses minerals.
Policy 2: Need	No		
Policy 3: Aggregate Reserves	Yes	Policy SE10	Policy SE10 addresses minerals.
Policy 4: Alternative Sources of Aggregates	Yes	Policy SE10	Policy SE10 addresses minerals.
Policy 5: Safeguarding High Quality Mineral	Yes	Policy SE10	Policy SE10 addresses minerals.
Policy 6: Prior Extraction	No		
Policy 7: Mineral Consultation Areas	No		
Policy 8: Review	No		
Policy 9: Planning Applications	No		
Policy 10: Geological Content of Planning Applications	No		
Policy 11: Pre-Application Discussions	No		
Policy 12: Conditions	No		
Policy 13: Planning Obligations/Legal Agreements	No		
Policy 14: Areas of Special County Value (ASCV)	Yes	Policy SE4	Policy SE4 sets out the approach to development which may impact on the landscape.
Policy 15: Landscape	No		
Policy 16: Plant and Buildings	No		
Policy 17: Visual Amenity	No		
Policy 18: Jodrell Bank Zone	Yes	Policy SE14	Policy SE14 sets out the approach to development which may impact on Jodrell Bank.
Policy 19: Archaeology	Yes	Policy SE7	Policy SE7 addresses historic assets.
Policy 20: Archaeology	No		
Policy 21: Archaeology	No		
Policy 22: Nature Conservation	Yes	Policy SE3	Policy SE3 sets out the approach to development which may impact on geodiversity and biodiversity.



Existing Minerals Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy 23: Nature Conservation	Yes	Policy SE3	Policy SE3 sets out the approach to development which may impact on geodiversity and biodiversity.
Policy 24: Built Heritage and Historic Environment	Yes	Policy SE7	Policy SE7 addresses historic assets.
Policy 25: Groundwater/Surface Water/Flood Protection	No		
Policy 26: Noise	No		
Policy 27: Noise	No		
Policy 28: Dust	No		
Policy 29: Agricultural Land	Yes	Policies SD2, SE4	These policies update the approach to this issue.
Policy 30: Agricultural Land - Silica Sand	Yes	Policies SD2, SE4	These policies update the approach to this issue.
Policy 31: Cumulative Impact	No		
Policy 32: Advance Planting	No		
Policy 33: Public Rights of Way	No		
Policy 34: Highways	No		
Policy 35: Alternative Forms of Transport	Yes	Policy SE10	Policy SE10 addresses minerals.
Policy 36: Secondary Operations	No		
Policy 37: Hours of Operation	No		
Policy 38: Blasting	No		
Policy 39: Stability and Support	No		
Policy 40: Mine Waste Disposal	No		
Policy 41: Restoration	No		
Policy 42: Aftercare	No		
Policy 43: Liaison Committees	No		
Policy 44: Opencast Coal	No		
Policy 45: Sand and Gravel Landbank	Yes	Policy SE10	Policy SE10 addresses minerals.
Policy 46: Future Sand and Gravel Extraction	No		
Policy 47: Sand and Gravel Area of Search	No		
Policy 48: Hydrocarbons	No		
Policy 49: Peat	No		
Policy 50: Natural Brine Pumping	No		



Existing Minerals Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy 51: Future Rock Salt Extraction	No		
Policy 52: Future Controlled Brine Extraction	No		
Policy 53: Crushed Rock Landbank	Yes	Policy SE10	Policy SE10 addresses minerals.
Policy 54: Future Silica Sand Extraction	No		

**Table B.4 Cheshire Replacement Minerals Local Plan Saved Policies to be Replaced**

## Cheshire Replacement Waste Local Plan (Adopted July 2007)



Existing Waste Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy 1: Sustainable Waste Management	No		
Policy 2: The Need for Waste Management Facilities	No		
Policy 3: Phasing of Sites for Landfill/Landraise or Thermal Treatment	No		
Policy 4: Preferred Sites for Waste Management Facilities	No		
Policy 5: Other Sites for Waste Management Facilities	No		
Policy 6: Built Waste Management Facilities of a Natural/Regional Scale or a Sub Regional Strategic Basis	No		
Policy 7: Sites for Open Windrow Composting Facilities	No		
Policy 8: Wastewater Treatment Works	No		
Policy 9: Preferred Sites for Non-Hazardous Landfill/Landraise	No		
Policy 10: Minimising Waste during Construction and Development	No		
Policy 11: Development and Waste Recycling	No		
Policy 12: Impact of Development Proposals	No		
Policy 13: Areas of Special County Value	Yes	Policy SE3	Policy SE3 addresses impact on biodiversity and geodiversity.
Policy 14: Landscape	Yes	Policy SE4	Policy SE4 addresses impact on the landscape.
Policy 15: Green Belt	No		
Policy 16: Historic Environment	No		
Policy 17: Natural Environment	No		
Policy 18: Water Resource Protection and Flood Risk	No		
Policy 19: Agricultural Land Quality	Yes	Policies SD2, SE4	Policy SD2 sets out the approach to achieving sustainable development; and Policy SE4 seeks to protect the landscape.
Policy 20: Public Rights of Way	No		
Policy 21: Jodrell Bank	Yes	Policy SE14	Policy SE14 addresses impact on Jodrell Bank.



Existing Waste Local Plan Policy	Delete?	New Local Plan Strategy Policy	Reason
Policy 22: Aircraft Safety	No		
Policy 23: Noise	No		
Policy 24: Air Pollution - Air Emissions including Dust	No		
Policy 25: Litter	No		
Policy 26: Air Pollution - Odour	No		
Policy 27: Sustainable Transportation of Waste and Waste Derived Materials	No		
Policy 28: Highways	No		
Policy 29: Hours of Operation	No		
Policy 30: Hours of Operation for Household Waste and Recycling Centres	No		
Policy 31: Ancillary Development at a Landfill/Landraise Site and/or Open Windrow Composting Site	No		
Policy 32: Reclamation	No		
Policy 33: Liaison Committees	No		
Policy 34: Energy Recovery	No		
Policy 35: Underground Hazardous Waste Storage/Containment	No		
Policy 36: Design	Yes	Policies SD2, SE1	Policy SD2 sets out the approach to achieving sustainable development; and Policy SE1 addresses design.

**Table B.5 Cheshire Replacement Waste Local Plan Saved Policies to be Replaced**



## Appendix C: Parking Standards

**C.1** The following sets out the parking standards that the Council applies to new developments. Reference should be made to the Cheshire East Parking Standards - Guidance Note (October 2012) or, if superseded, to the latest parking standards guidance.

**C.2** Cheshire East Council will accept representations to vary from car parking standards on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS) outlining predicted parking profiles that would allow departures from the Standards set out below.

**C.3** Guidance provided from the National Planning Policy Framework has been used to develop these parking standards.

**C.4** The parking standards that apply for residential dwelling houses are minimum standards and for all other uses the standards should be regarded as recommended levels. The parking provision will also take account of:

- Availability and cost of parking spaces on site and close by;
- How regular and frequent public transport is;
- How easy it is to access a site by safe walking and cycling routes;
- Operational needs of proposed developments; and
- Relationship between different land uses, such as how close housing is to employment, shops and leisure uses.

### Car Parking Standards

Land Use Class	Land Use	Recommended Car Parking Standard
A1	Food Retail	1 per 14m <sup>2</sup>
	Non Food Retail	1 per 20m <sup>2</sup>
	Open Air Markets	3 spaces per vendor
	DIY Store	1 car space per 25 m <sup>2</sup> / 1 lorry space per 500m <sup>2</sup>
	Retail Parks	Individual assessment based against use-classes and location
A2	Financial and Professional services	1 per 30m <sup>2</sup>
A3	Restaurants	1 per 5m <sup>2</sup> per Public Floor Area (PFA) <sup>(109)</sup>
A4	Pubs	1 per 5m <sup>2</sup> per PFA
A5	Fast Food Drive Through	1 per 7.5m <sup>2</sup>
B1	Office / Light Industry	1 per 30m <sup>2</sup>
B2	General Industry	First 235m <sup>2</sup> - 1 per 30m <sup>2</sup> , then 1 per 50m <sup>2</sup>
B8	Storage and Distribution	Warehouse Storage -1 per 80m <sup>2</sup> and 1 lorry space per 200m <sup>2</sup> Warehouse Distribution - 1 per 60m <sup>2</sup> and 1 lorry space per 200m <sup>2</sup>

<sup>109</sup> This should be adjusted appropriately depending on the location and the accessibility of the development



Land Use Class	Land Use	Recommended Car Parking Standard
C1	Hotels and Motels	1 per bedroom <sup>(110)</sup>
C2	Hospitals	1 per 2 resident staff and 1 per 3 beds
	Sheltered Accommodation	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff <sup>(111)</sup>
	Extra Care	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff Facilities (open to non residents) 1 per 4m <sup>2</sup> of floor space used for this purpose
	Residential Homes and Nursing Homes	Residents - 1 per 3 beds Staff - 1 per resident staff and 1 per 2 non resident staff
	Purpose built student accommodation	Residents - 1 space per 3 bedrooms Staff - 1 per resident staff and 1 per 2 non resident staff
C3 / C4	Dwelling Houses and Houses in Multiple Occupation <sup>(112)</sup>	<b>Principal Towns and Key Service Centres:</b> for 1 bedroom - 1 space per dwelling; for 2 bedrooms - 2 spaces per dwelling; for 3+ bedrooms - 2 spaces per dwelling <b>Remainder of Borough:</b> for 1 bedroom - 1 space per dwelling; for 2/3 bedrooms - 2 spaces per dwelling; for 4/5+ bedrooms - 3 spaces per dwelling
D1	Medical and Health Facilities	1 per 2 staff and 4 per consulting room
	Creche, Day Nursery, Day Centre, Primary / Junior School	1 per staff and 3 additional spaces for visitors and safe picking up/ dropping off point
	Secondary Schools	1 per 2 staff and 5 spaces (less than 1200 students) or 10 spaces (more than 1200 students) and 1 per 10 sixth form students and safe picking up / dropping off point. Consider bus facilities, drop off / pick up
	Higher and Further Education	1 per 2 staff and 1 per 15 students
	Art Galleries, Museums and Libraries	1 per staff and 1 per 30m <sup>2</sup> (PFA) or 1 per staff and 1 per 15m <sup>2</sup> up to 300m <sup>2</sup> (PFA) and 1 per 50m <sup>2</sup> over 300m <sup>2</sup> (PFA)
	Public or Exhibition Hall	1 per staff and 1 per 4m <sup>2</sup> (PFA)
	Places of worship	1 per 5 seats
D2	Leisure	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standards for a variety of land uses
	Cinema	1 per staff and 2 for buses / coaches and 1 per 3 seats

110 Recommended standards should be reduced for hotels located in central and easily accessible locations. Floor space for associated facilities should be calculated separately e.g. Restaurant facilities will be covered by standards set out in A3. Dual-use coach / car bays with access tapers at each end. Adequate space must be included to embark / disembark and have a safe route to the hotel entrance

111 Provide drop-off / pick up with easy access to the entrance for ambulances

112 Negotiate by site on reduced provision



Land Use Class	Land Use	Recommended Car Parking Standard
Sui Generis	For example theatres	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standards for a variety of land uses

**Table C.1 Car Parking Standards**

## Disabled Parking Requirements

Land Use Class	Land Use	Recommended Disabled Parking Standard
B1,B2 and B8	Employment	Min 1 space or 2% of overall requirement, whichever is greater
A1, A2, A3,C1,C2,D1 and D2	Shopping, recreation, education, health and leisure, hotels, community halls and advice centres	Min 1 space or 6% of total capacity up to a total of 200 bays (whichever is greater) plus 4% of capacity above 200 bays. Allow spaces for larger special needs transport as appropriate. An additional 4-5% of provision of enlarged spaces to meet future needs at health / medical locations. Parent / infant parking to be provided at 6% of total capacity
	Railway and other public car parks	Min 1 space per 55 of capacity up to 200 spaces plus 4% of spaces above 200 bays
	Places of worship, crematoria and cemetery chapels	Min of 2 spaces or 6% of total as close as possible to the entrance. Larger bays to be provided for special needs transport
	Housing	1 wider space for every dwelling provided to wheelchair standard. 1 wider space for every 10 spaces provided in parking areas separate from dwellings
	Sheltered accommodation	Up to 10 spaces or garages 3 wider spaces or garages to be provided. Thereafter, 1 wider space or garage to be provided for every 4 additional spaces or garages

**Table C.2 Disabled Parking Requirements**

## Cycle Parking Requirements

Land Use Class	Land Use	Recommended Cycle Parking Standard
A1	Convenience retail	1 space per 125m <sup>2</sup> < 1000m <sup>2</sup> 1 space per 400m <sup>2</sup> > 1000m <sup>2</sup>
	Comparison retail	1 space per 300m <sup>2</sup> < 1000m <sup>2</sup> 1 space per 400m <sup>2</sup> > 1000m <sup>2</sup>
A2	Financial and Professional Services	1 space per 125m <sup>2</sup> < 1000m <sup>2</sup> 1 space per 400m <sup>2</sup> > 1000m <sup>2</sup>
A3	Restaurants and cafes	1 space per 18 covers
	Pubs, wine bars and private clubs	1 space per 100m <sup>2</sup> drinking area
B1	Offices / flexible business use	1 space per 250m <sup>2</sup> < 1000m <sup>2</sup> 1 space per 400m <sup>2</sup> > 1000m <sup>2</sup>



Land Use Class	Land Use	Recommended Cycle Parking Standard
B2 / B8	Industry and warehousing	1 space per 500m <sup>2</sup> < 1000m <sup>2</sup> 1 space per 400m <sup>2</sup> > 1000m <sup>2</sup>
C1	Hotels and guesthouses	Provision based on expected staff requirements
C2	Purpose-built student accommodation	1 space per 4 bedrooms
	Sheltered residential accommodation	1 space per 10 units
	Hospitals	1 space per 10 staff
C3	Flats and apartments	1 space per unit
D1	Higher and further education and schools	1 space per 10 staff and students
	Doctors, dentists and health centres	1 space per consulting room
D2	Cinema, concert halls and conference centres	1 space per 50 seats

**Table C.3 Cycle Parking Requirements**

### Size, Layout and Requirements for Bays and Garages

Type	Dimensions and Requirements
Size and Layout of Standard Parking Bays (including residential developments)	<p>Standard parking bays are to be provided at a size of 4.8m x 2.5m. (This increase in width to cater for the increasing size of cars on the market).</p> <p>Good circulation around car parks is an important factor in ensuring the safety of pedestrians moving to and from their vehicles. As such aisle widths should be set at a minimum of 6.9m for two-way routes to allow for ease of movement to/from spaces without unnecessarily impeding pedestrians and other vehicles. For one-way routes the aisle width can be reduced to a minimum 6.0m.</p>
Domestic Garage Dimensions	<p>The recommended minimum clear internal dimensions for a domestic single garage are 2.7 metres x 5.5 metres.</p> <p>Developers should note that dimensions less than this will not necessarily be considered to qualify against the parking ratios for residential development.</p>
Powered Two Wheeler	<p>Provision should be made for the specific use of the motorcycle otherwise known as Powered Two Wheeler vehicle or PTWs, on all developments where there are 20 or more communal parking spaces.</p> <p>Minimum requirements are for the provision of one secure motorcycle space for car parks with up to 50 communal car spaces and 2% provision against car space numbers thereafter. The location of such facilities is an important factor, therefore the chosen area should be safe and secure, well lit and somewhere where there is good general surveillance.</p> <p>The space required for parking of a motorcycle is 3.0m x 1.5m, and multiples thereof, although it is not necessary or desirable to mark bays out individually.</p>
Disabled Parking	<p>Bays for drivers with disabilities should be 3.7m wide or alternatively should consist of two standard 2.5m bays with shared spaces of 1.2m in between bays. A 1.2m safety zone should be provided for boot access and cars with rear hoists. The 1.2m safety/unloading zone at the rear should not project into the 6.0m/6.9m aisle width for circulating traffic as this would expose disabled drivers to being reversed into in the safe zone. Parent/infant parking bays to be provided at the same dimensions without the safety zone at the boot access.</p>

**Table C.4 Size, Layout and Requirements for Bays and Garages**



## Appendix D: Evidence and Links

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11. The Carbon Plan: Delivering our Low Carbon Future, Department of Energy and Climate Change (2011). Available from [www.gov.uk/government/publications/the-carbon-plan-reducing-greenhouse-gas-emissions--2](http://www.gov.uk/government/publications/the-carbon-plan-reducing-greenhouse-gas-emissions--2)
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13. Census 2011, ONS. Data available from [www.nomisweb.co.uk](http://www.nomisweb.co.uk)
14. Cheshire and Warrington Local Enterprise Partnership Business Plan 2012-2015. Available from [www.candwlep.co.uk/about-us/priorities](http://www.candwlep.co.uk/about-us/priorities)
15. Cheshire East Air Quality Action Plan, Cheshire East Council (2011). Available from [www.cheshireeast.gov.uk/environment\\_and\\_planning/environmental\\_health/local\\_air\\_quality/review\\_and\\_assessment/action\\_planning.aspx](http://www.cheshireeast.gov.uk/environment_and_planning/environmental_health/local_air_quality/review_and_assessment/action_planning.aspx)
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## Appendix E: Housing Trajectory

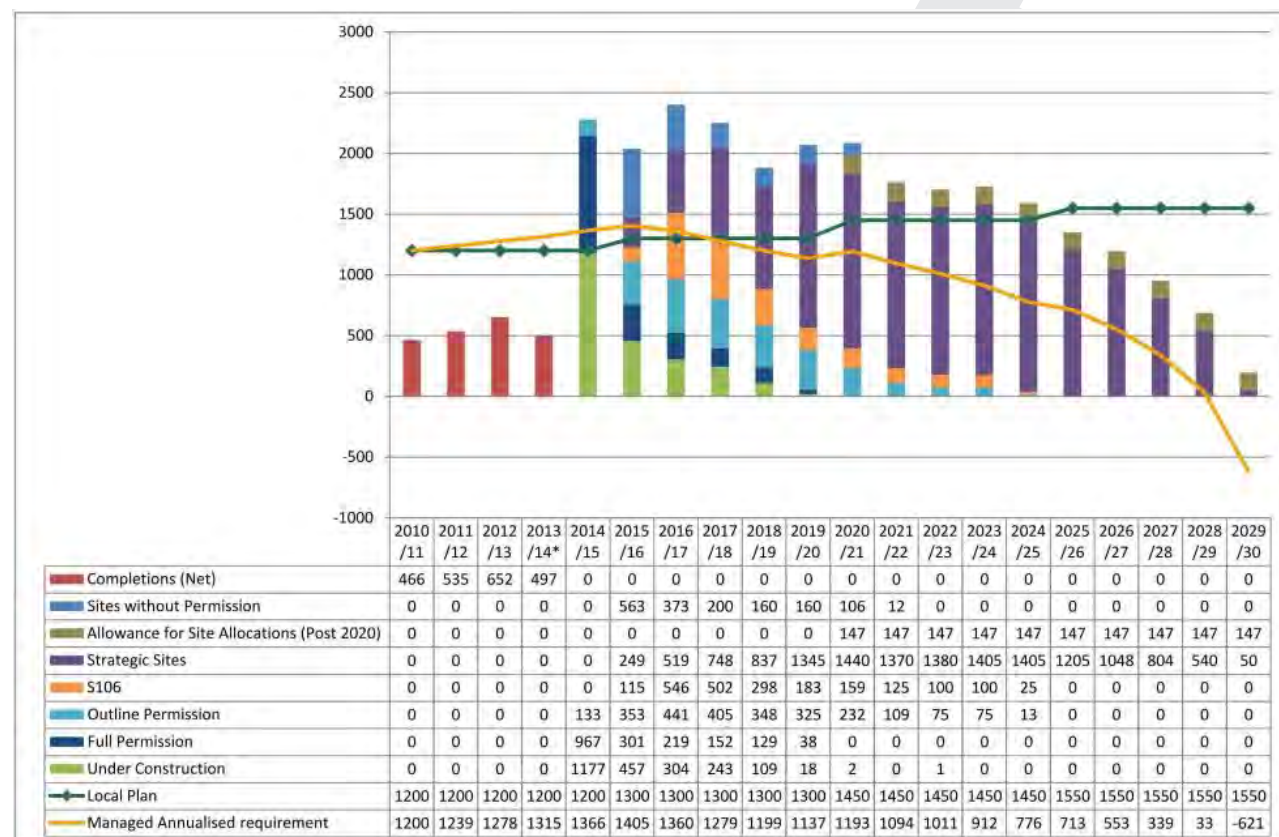


Figure E.1 Housing Trajectory with a Base Date of 01.04.14

\* 2013/14 net completions are shown for the period 01/14/13 - 31/12/13 and will be updated once the full year's completions are known.

**E.1** The housing trajectory for Cheshire East illustrates the expected delivery rate of new dwellings. It demonstrates how the proposed housing requirement of 27,500 new dwellings will be achieved, including an additional 500 homes to be accommodated under the Duty to Co-operate with High Peak Council during the period 2020 - 2030.

**E.2** The 'Local Plan' line in the trajectory represents the annualised housing figures in the range of 1200 to 1550 dwellings for Cheshire East from 2010 to 2030, as set out in this document. The vertical bars show the number of dwellings that have been completed and the number of dwellings that are predicted to be built over the plan period. The 'Managed Annualised Requirement' line represents how the Council will manage the annual requirements to maintain the annual housing figures.

**E.3** From 1st April, 2010 to 31st December, 2013, a total of 2,150 dwellings (net) have been constructed, leaving 25,350 dwellings to be delivered over the remainder of the plan period.

**E.4** The predicted delivery from specific sites comprises into those:

- Under Construction (2291);
- With Full Planning Permission (1806);
- With Outline Planning Permission (2509);



- With a resolution to grant permission subject to the completion of a Section 106 agreement (2150); and
- Proposed Strategic Sites and Strategic Locations (15095).

**E.5** The contribution from these sources of supply total 23,851 dwellings which reduces the remainder to be identified to 1,499 dwellings..

**E.6** Further identified sites (sites without permission) have been included in the trajectory from those that have been identified 'Deliverable' in the Strategic Housing Land Availability Assessment (SHLAA) <sup>(113)</sup>; these are sites that are considered to be suitable for development and deliverable. The sites without planning permission contribute a further 1574 dwellings to the supply.

**E.7** The 'Allowance for Site Allocations' bar represents the projected delivery from sites which are not formally identified, it takes into account the proposed 3047 dwellings to be allocated in the Sites Allocations and Development Policies Document as set out in Appendix A of this document and subtracts the sites that have been included in the SHLAA category, thereby leaving a residual balance of 1473 dwellings. These sites will be progressed through the Site Allocations and Development Policies Document to ensure that appropriate sustainable development occurs. They will primarily be comprised of sites identified in the SHLAA for Cheshire East that could be delivered in the forecast Years 7 -16 at an annualised rate of 147 dwellings per annum.

**E.8** Altogether, this brings the predicted supply of housing to 26,898 dwellings over the remainder of the plan period, comfortably over the 25,350 dwellings required.

### Five Year Housing Land Supply

**E.9** The NPPF requires that Councils identify a five-year supply of 'deliverable' housing land in their development plans, plus a 5% 'buffer' to allow for choice and competition. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. In the context of Cheshire East, set against an annual target of 1,200 new dwellings per year (2014/15) and 1,300 new dwellings per year (2015-19) using a 5% buffer rather than 20%, this equates to sufficient land to accommodate 7,230 new homes over the period 2014-2019. This target should include existing commitments, which are sites already having the benefit of residential planning consent and those currently under construction. It also addresses the shortfall in performance over the last 4 years (i.e. 2010-2013) using the 'Liverpool Method', spreading the under-supply over the whole of the remainder of the plan period; this equates to an additional overage of 166 dwellings per annum.

**E.10** The sites identified in the Local Plan Strategy – Submission Version have been selected on the basis that they will make a significant contribution to meeting the housing needs of the area over the whole plan period and are economically viable in terms of deliverability. Moreover, they will significantly improve the supply of affordable, intermediate and market housing once the Local Plan Strategy has been formally adopted following examination. There will also be a greater range of housing sites available with further sites to be identified in the Site Allocations and Development Policies DPD in due course. It should be noted however that the capacity of the Strategic Sites and Locations has been refined where part (or all) of the site has planning consent or is subject to the signing of a S106 Agreement.

**E.11** 11 The Local Plan Strategy - Submission Version sets out a comprehensive range of sites, including those in the Green Belt. Currently, these are excluded from the 5-year supply, along with certain other strategic sites where the Council is more cautious over the timing and yield of development. However, once the Local Plan Strategy has been adopted and adjustments to the

113 This figure will be updated following completion of the SHLAA base date 31st March 2014



Green Belt have been approved, these sites will be deliverable and thereby contribute to the 5-year supply in future assessments.

**E.12** The range of sites outlined in the Housing Trajectory is considered capable of delivering 10,848 dwellings over the next 5 years. Hence, using the 'Liverpool Method' and applying a 5% buffer, a 7.14 year supply of 'deliverable' housing land is currently available in Cheshire East; if a 20% buffer is adopted, this reduces to a 6.25 years supply. The Council will re-examine the supply calculations and the Housing Trajectory following the preparation of a revised Strategic Housing Land Availability Assessment (SHLAA) with a base date of the 1st April, 2014. The results of these deliberations will then be presented to the Examination into the Local Plan Strategy – Submission Version.

**Key Evidence:**

- Annual Monitoring Reports
- Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment
- CLG Household Projections
- Population Forecasting
- Cheshire East Housing Land Supply – Position Statement (31.12.2013) – February, 2014



# Appendix F: The Local Plan for Cheshire East

## What is the Local Plan?

**F.1** The Local Plan, when it is fully adopted, will be the complete Development Plan for Cheshire East (replacing earlier Plans prepared by the former Districts and the County Council) and its policies will form the basis for planning decisions in the Borough. The Local Plan will cover a range of matters including:

- How much employment land is needed and where it should be provided;
- Protecting and improving important open areas and providing new ones;
- How many new homes will be required and where they should be located;
- Providing new transport infrastructure including roads, cycle routes and footpaths; and
- How town centres and community facilities in the Borough could be improved.

**F.2** The Local Plan for Cheshire East will consist of three key documents. These are:

- The Local Plan Strategy, which sets out the vision, spatial strategy and strategic priorities for the development of Cheshire East for the period up to 2030. It will be used by everyone who wants to see how the Borough will change and establish what new development is expected over the next 17 years. The document also identifies Local Plan Strategy Sites and Strategic Locations that will accommodate most of the development intended.
- The Local Plan Site Allocations and Development Policies document, which will allocate the remaining sites proposed for future development and provide detailed policies to be used when considering planning applications for new development across the Borough.
- The Local Plan - Waste document, which will set out policies for dealing with waste and identify specific sites for waste management facilities.



Figure F.1 Content of the Local Plan

**F.3** The Local Plan will be supported by an Adopted Policies Map which will:

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

**F.4** The Local Plan will also be accompanied by an Infrastructure Delivery Plan which will identify:

- Future infrastructure needs and costs across the Borough;
- The phasing and timing of infrastructure provision;
- Available funding sources; and
- The Infrastructure Providers.

**F.5** Other documents that support the Local Plan are:



- A Local Development Scheme (LDS), which sets out the programme of the preparation of the Local Plan documents and Supplementary Planning Documents.
- A Statement of Community Involvement, which sets out how the Council will involve the community and stakeholders in the preparation and review of the Local Plan, Supplementary Planning Documents and Development Management Decisions.
- A Monitoring Report, which assesses progress on the delivery of the Local Plan and its supporting documents and reviews the effectiveness of the Local Plan.

**F.6** Further information on the Local Plan is available at: [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan)

## Neighbourhood Planning and its relationship to the Local Plan

**F.7** Cheshire East Council is committed to engaging local communities in the planning and development of their areas. Neighbourhood Planning is a way for local communities to shape the development of the area in which they live. The Localism Act 2011 promoted the concept of Neighbourhood Planning with the National Planning Policy Framework and Neighbourhood Planning (General) Regulations 2012 setting out the process, responsibilities and framework for those involved in the preparation of a Neighbourhood Plan and accompanying processes.

**F.8** Crucially, a Neighbourhood Plan must generally conform with the strategic policies contained in the emerging Cheshire East Local Plan and contribute to the achievement of sustainable development. Neighbourhood Plans should not repeat the emerging Cheshire East Local Plan or the National Planning Policy Framework. A Neighbourhood Plan should be complementary and work alongside the Local Plan and will be expected to follow the overall scale, distribution and location of development outlined in it.

**F.9** Further information on Neighbourhood Planning in Cheshire East can be viewed at: [www.cheshireeast.gov.uk/environment\\_and\\_planning/planning/spatial\\_planning/neighbourhood\\_planning.aspx](http://www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/neighbourhood_planning.aspx)

## What is the Local Plan Strategy?

**F.10** The Local Plan Strategy is the centrepiece of the Cheshire East Local Plan. It sets out the strategic priorities for the future development of the area together with a suite of planning policies and proposals designed to deliver sustainable development.

**F.11** The Local Plan Strategy has been informed by:

- The involvement of key stakeholders and local communities, including consultation on:
  - Core Strategy Issues and Options Paper (Autumn 2010)
  - Place Shaping Consultation (Summer 2011)
  - Rural Issues Summary Document (Autumn 2011)
  - Minerals Issues Discussion Paper (Spring 2012)
  - Town Strategies Consultation (Spring and Summer 2012)
  - Development Strategy and Policy Principles Consultation (January / February 2013)
  - Possible Additional Sites Proposed by Developer and Land Interests (May 2013)
  - Pre-Submission Core Strategy Consultation (November / December 2013)
- National and local planning policies, including:
  - The National Planning Policy Framework
  - The national imperative of economic growth and sustainable development
  - Local growth ambitions set out by the Local Economic Partnership
  - Other relevant plans, policies and strategies that relate to the Borough



- Evidence from a number of studies about the Borough, including
  - Employment Land Study
  - Cheshire Retail Study Update
  - Strategic Housing Market Area Assessment and update
  - Strategic Housing Land Availability Assessment
  - Gypsy and Traveller Accommodation Assessment
  - Strategic Flood Risk Assessment
  - Open Space Assessment
  - Cheshire Landscape Character Assessment
  - Renewable Energy Policy Study
  - Green Infrastructure Framework
  - Green Infrastructure Action Plan for Crewe
  - Determining the Settlement Hierarchy Study
  - The North West Regional Spatial Strategy
  - Population Projections and Forecasts
  - Infrastructure Planning
  - Monitoring Reports
  - Local Aggregate Assessment (Draft) and AWP Annual Monitoring Reports
  - Waste Needs Assessment
  - South Cheshire Sub-Regional Study
  - Local Plan Viability Assessment
  - Census 2011
  - Green Belt Assessment
  - New Green Belt and Strategic Open Gaps Study
  - Brownfield Assessment
  - Green Space Strategy
- Recommendations from appraisals, assessments and consultation on:
  - Sustainability Appraisal of the objectives, strategy, policies and sites which highlighted potential conflicts or areas where the Plan could be improved, and ensures that the Plan accords with the principles of sustainable development. The Sustainability Appraisal includes a Equality Impact Assessment, Rural Impact Assessment and Health Impact Assessment
  - Habitats Regulations Assessment of the impact of the strategy and policies on the network of sites of European importance for nature conservation.

**F.12** The Local Plan Strategy follows a consideration of a range of growth options and an assessment of all reasonable policy and site alternatives. It includes a number of Local Plan Strategy Sites and Strategic Locations. It also sets out a number of strategic policies that will be used to deliver sustainable development in the Borough. The Local Plan Strategy is accompanied by an Infrastructure Delivery Plan which details what supporting infrastructure is required to deliver the Core Strategy Sites and Strategic Locations in the Borough.

**Strategic policies contained within the Local Plan Strategy constitute the Council's contribution towards the achievement of sustainable development in Cheshire East and are designed to be read together as a whole and applied as appropriate.**

**F.13** The Local Plan Strategy, once adopted, will replace a number of 'saved' policies from the Congleton Local Plan, the Crewe and Nantwich Local Plan, the Macclesfield Local Plan, the Cheshire



Minerals Local Plan and the Cheshire Waste Local Plan. Appendix B sets out which policies will be replaced and which policies are to be retained.

**F.14** The Proposals Maps attached to the the Congleton Local Plan, the Crewe and Nantwich Local Plan, the Macclesfield Local Plan, the Cheshire Minerals Local Plan and the Cheshire Waste Local Plan will be 'saved' for the purposes of determining planning applications.

**F.15** The Core Strategy proposes changes to existing Green Belt boundaries, including details of an Area of Search for a proposed extension to the South Cheshire Green Belt to the south, east and south west of Crewe. The Core Strategy also proposes to safeguard land which may be required to meet development needs beyond the plan period to 2030.

**F.16** The Site Allocations and Development Policies Development Plan Document and Waste Development Plan Document will include detailed Development Management Policies and an Adopted Policies Map which will replace the 'saved' policies from the Congleton Local Plan, Crewe and Nantwich Local Plan, Macclesfield Local Plan, Cheshire Minerals Local Plan and Cheshire Waste Local Plan.



## Appendix G: Evolution of the Local Plan Strategy

**G.1** There have been a number of stages in the development of the Local Plan Strategy. The consultation stages and associated evidence base collected to support the Local Plan Strategy has allowed the Council to develop a greater understanding of the issues and opportunities that exist within Cheshire East. Responses received during each previous consultation stage have been considered and changes made to the overall approach to the Local Plan Strategy as and when considered appropriate. The key stages in the development of the Local Plan Strategy are set out in Figure G.1 below:

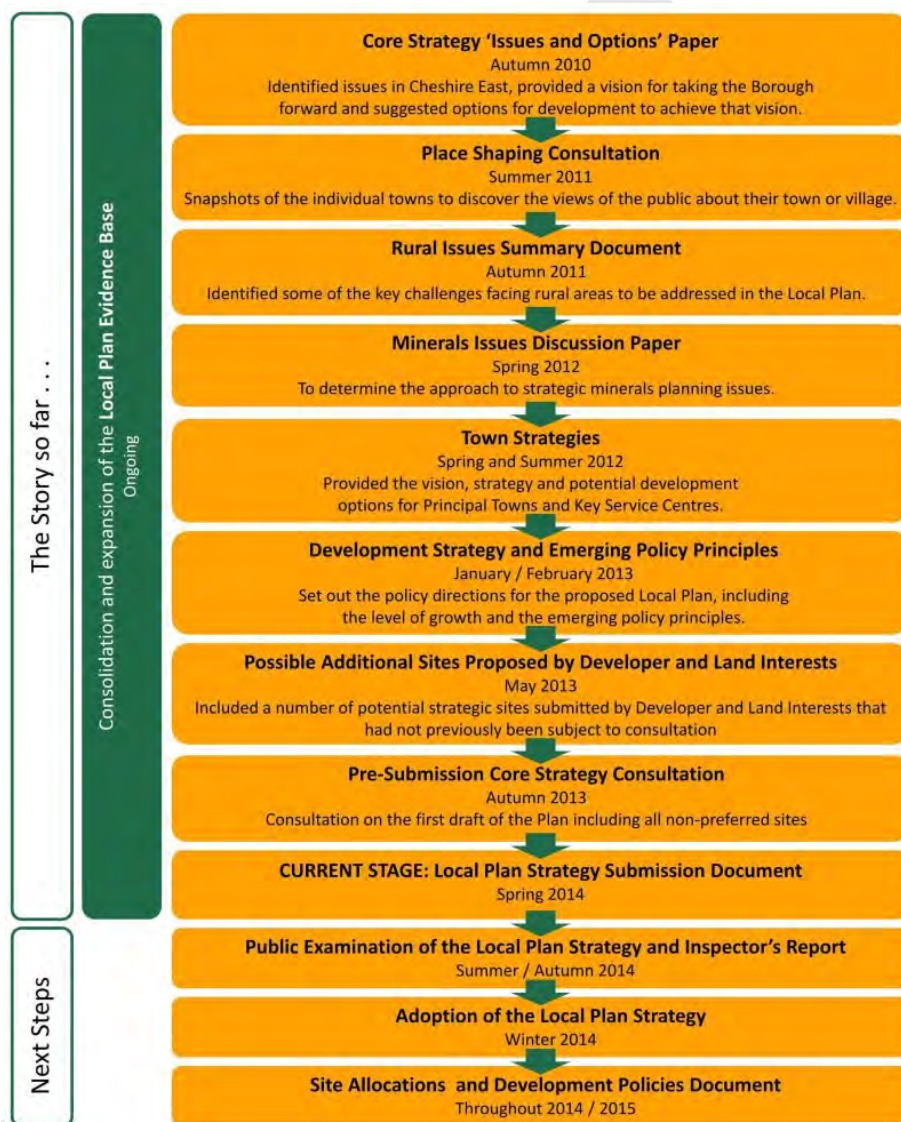


Figure G.1 Key Stages in the Development of the Core Strategy

### Core Strategy Issues and Options Paper (November / December 2010)

**G.2** The Issues and Options Paper set out options for the overall strategy for the future of the Borough and asked some fundamental questions about what Cheshire East should look like in 2030, how much growth should be included in the Local Plan Strategy and where, in a broad sense, the development should be located. The document set out a vision for the future of the Borough and included a number of strategic priorities for consultation.



**G.3** The Core Strategy Issues and Options Paper also identified a number of strategic level issues and options for the future development of the Borough. The consultation on the Issues and Options paper highlighted the need to provide a 'bottom up' understanding for the Principal Towns and Key Service Centres identified in the Determining the Settlement Hierarchy paper.

#### **Place Shaping Consultation (Summer / Autumn 2011)**

**G.4** To better understand the issues in each of the settlements identified in the Determining the Settlement Hierarchy paper, a Snapshot Report was prepared for each Principal Town and Key Service Centre. The Snapshot Report provided information on housing, economy, town centre, transport, built and natural environment and community infrastructure in each town. The Snapshot Report and consultation provided a useful insight into the prominent planning issues in the Principal Towns and Key Service Centres and promoted an overall understanding of Cheshire East as a unified 'place'.

#### **Rural Issues Consultation (October / November 2011)**

**G.5** A discussion paper on rural issues was prepared which set out the planning context, identified emerging Government guidance and key challenges for the Local Plan Strategy to address. It included topics on the Rural Economy, Green Belt, Landscape Character, Biodiversity, Heritage, Renewable Energy, Rural Housing, Transport and Community Facilities. The consultation provided a greater understanding of planning issues in the rural areas of the Borough.

#### **Minerals Issues Consultation (March 2012)**

**G.6** The Minerals Issues Discussion Paper served to discuss the importance of mineral extraction in the Borough. It gave an opportunity for those parties involved in minerals planning in Cheshire East to offer their views on how the Local Plan should approach key strategic minerals planning issues. There was also an opportunity to provide additional information on possible sites and areas of future mineral working and safeguarding.

#### **Town Strategies (March 2012 - October 2012)**

**G.7** Following on from the the Issues and Options and Place Shaping consultation, Town Strategies were prepared for Principal Towns and Key Service Centres in Cheshire East in workshop settings using Advisory Panels. These Advisory Panels formed in each town were made up of Town Councils (where applicable), community partnerships, local businesses and community groups. The draft Town Strategies were then consulted upon with local communities in each area.

**G.8** The Town Strategies set out a vision for each town together with potential development opportunities and priorities for investment in infrastructure. They also covered other issues such as the future of each town centre.

**G.9** The draft Town Strategies for Alsager, Congleton, Middlewich and Sandbach were prepared first, as part of a Neighbourhood Planning 'Frontrunner' project, with funding from the Department for Communities and Local Government. The strategies for Alsager, Middlewich, Congleton, Sandbach<sup>(114)</sup> and Wilmslow have been finalised following consultation and approval by their respective Town Councils. A similar tailored approach was then used in the preparation of each of the other Town Strategy documents. The draft Town Strategies for the remaining towns of Crewe, Macclesfield, Handforth, Knutsford, Nantwich and Poynton have been subject to consultation with local communities.

114 Sandbach Town Council has agreed the Final Strategy with the exception of Development Options which have not been endorsed.



**G.10** The Town Strategies for Alsager, Congleton, Middlewich, Sandbach and Wilmslow and the draft Town Strategies in Crewe, Macclesfield, Handforth, Knutsford, Nantwich and Poynton now form part of the evidence base for the Core Strategy.

#### **Development Strategy and Policy Principles (January / February 2013)**

**G.11** The Development Strategy and Policy Principles consultation presented the Council's preferred policy and site options and not favoured alternatives. The Development Strategy set out options for the overall number of homes and employment land that will be needed in Cheshire East over the next 17 years and proposed levels of development for each of our Principal Towns and Key Service Centres. It also set out the overall level of proposed development within Local Service Centres, other settlements and rural villages of the Borough with alternative options.

#### **Possible Additional Sites Proposed by Developer and Land Interests Consultation (May 2013)**

**G.12** Responses received to the Development Strategy revealed a number of other possible strategic sites that developer, landowners and others considered suitable for inclusion in the Local Plan Strategy. To ensure everyone had the opportunity to comment on these possible additional sites a further consultation stage was held on these parcels of land.

**G.13** This consultation provided members of the public and other interested parties with a chance to have their say on the sites included in the document, prior to the Council making a decision on whether any of the sites should be included in the Local Plan Strategy.

**G.14** This consultation included a number of potential strategic sites submitted by developer and land interests that had not previously been subject to consultation during the evolution of the Local Plan Strategy.

#### **Pre-Submission Core Strategy (November / December 2013)**

**G.15** The Pre-Submission Core Strategy set out the case for sustainable economic growth and was the first draft of the strategy that the Council wished to adopt to deliver a vibrant sustainable community and for the management of development in Cheshire East up to 2030.

**G.16** The consultation also included a 'Non-Preferred Sites' document which enabled further comment to be made on all sites considered in the Development Strategy and Potential Additional Sites Consultation to help make sure the final selection of sites are the most appropriate.

**G.17** This consultation allowed interested parties a chance to have their say on the draft document prior to the Council finalising the Local Plan Strategy - Submission Version.



## Appendix H: Partners and Initiatives

**H.1** The Local Plan Strategy is the spatial expression of the Borough's priorities and development needs going forward. As a key Council document, it provides the planning framework to support the priorities identified in other plans and programmes prepared by the Council or in the wider sub-region.

### Cheshire and Warrington Local Enterprise Partnership Business Plan (2012 - 2015)

**H.2** The Cheshire and Warrington Local Enterprise Partnership ambition is for Cheshire and Warrington to be the best performing sub-regional economy outside of the South East. The LEP has produced a business plan with six strategic priorities, based upon:



- Skilled and productive workforce
- Business Investment
- Infrastructure and connectivity including bringing forward employment and residential sites
- Deregulation
- The Rural Economy
- Promoting Cheshire and Warrington

**H.3** Since the development of this Business Plan, the Government has invited LEPs to develop Strategic Economic Plans (SEP) for their sub-regions. These have a fundamentally different purpose to the Business Plan as they will form the basis for negotiations between the Government and LEPs on allocations for more public sector funding for local projects and programmes which deliver economic growth. This funding will be through the Single Local Growth Fund, and the next round of European Structural and Investment funds.

**H.4** The SEP is currently being developed ahead of a draft submission to Government (October 2013), and will be informed by key policy frameworks, including the Local Plan Strategy and its key proposals to promote economic growth.

**H.5** The Business Plan contains several transformational projects located in Cheshire East. These include maintaining Alderley Park as a global centre of research excellence and High Growth City, which is a longer-term plan for the super-growth of Crewe, delivered on the back of the announced key rail interchange on the new High Speed 2 railway route. High Growth City will initially focus on linking Crewe and Macclesfield by way of Congleton creating 'a corridor of opportunity'.

### 'Ambition for All' - the Sustainable Community Strategy 2010



**H.6** The Local Plan Strategy will deliver the place shaping aspects and objectives of the Sustainable Community Strategy (SCS). It will also play a key role in delivering the Council's Corporate Objectives and other relevant strategies prepared by Cheshire East Council and its partners.

**H.7** 'Ambition for All' is the Cheshire East Sustainable Community Strategy (2010) for the period 2010 to 2025. The purpose of the strategy is to set out how, over the 15 years, the Partnership for Action for Cheshire East (PACE) will seek to

ensure that Cheshire East continues to prosper. The activities outlined in the strategy are intended to improve the quality of life of all the people of Cheshire East and to contribute to the achievement



of sustainable development through action to improve economic, social and environmental well-being across the area. The Strategy provides a high-level vision for Cheshire East centred around seven priorities for action, which are:

- Nurturing strong communities, including the delivery of services as locally as possible and ensuring that communities feel safe;
- Creating conditions for business growth, including making the most of our tourism, heritage and natural assets and ensuring there is a range of available high quality employment sites and premises in all parts of Cheshire East with good transport links, to attract new and expanding businesses;
- Unlocking the potential of our towns; this focuses firstly on the regeneration of Crewe including the redevelopment of the town centre and the provision of new homes and jobs. Secondly, on the revitalisation of Macclesfield, including improving the quality and choice of shops and services in the town centre and progressing the development of South Macclesfield; and thirdly, on retaining the vitality and viability of our market towns to ensure that they continue to deliver essential services, retail, leisure and employment opportunities;
- Supporting our children and young people;
- Ensuring a sustainable future by providing affordable and appropriate housing to meet future needs, by promoting energy efficiency and the use of renewable energy, by ensuring that all major developments are located with good access to local amenities, cycle and walking routes, by developing a green infrastructure plan to safeguard, manage and enhance our green assets, giving priority to the redevelopment of our vacant brownfield sites and by recognising the importance of mineral extraction to the local economy;
- Preparing for an increasingly older population including the provision of an adequate supply of suitable extra care housing; and
- Driving out the causes of poor health including investment in green infrastructure to encourage active and healthy lifestyle choices.

### Local Area Partnerships

**H.8** In 2009, Cheshire East Council established 7 Local Area Partnerships (LAPs), which bring local partner organisations together to improve services, influence decision making and empower communities, focusing on what really matters to local people. The LAPs produce annual Area Plans, which inform their work plans each year. The Area Plans focus on local issues that cannot be tackled by one organisation on its own, bringing together all those with an ability to make a difference. Priorities are identified by community led planning, partner agencies and local data.



**H.9** Cheshire East Council and partners are currently developing a new approach to locality working, reviewing how the Council and partners devolve and integrate a wide range of service delivery and activates and how the more resilient and self sufficient local communities are developed, which reduce unnecessary demands on public services. The new approach needs to balance citizens' rights and their responsibilities, along with ensuring that local needs, preferences and aspirations are met.

### Cheshire East Council - Three Year Plan 2013 - 2016

**H.10** The Cheshire East Council three year plan details the purpose of the Council to serve the people of Cheshire East through fulfilling a community leadership role, ensuring quality and value in public services and safeguarding the most vulnerable in society.

**H.11** The three year plan sets out 6 outcomes, including:

- Local communities as strong and supportive



- A strong and resilient economy
- People have the life skills and education they need to survive
- A green and sustainable place
- People live well and for longer
- Good place to live and work

## Local Transport Plan



**H.12** The Local Transport Plan (LTP) aims to capitalise on the strengths of the existing transport system in Cheshire East, including good transport links to major centres via the rail and motorway network.

**H.13** The Plan identifies that good transport connections are integral to plans for economic growth and to protect our environment to ensure a sustainable future for all our residents and businesses. Following consultation, the priorities for the LTP are to ensure a sustainable future and to create the conditions for business growth. Future investment in transport will be directed towards the policies and interventions which support these priority areas to help grow the

economy and tackle carbon emissions.

## All Change for Crewe 2010 - 2030

**H.14** All Change for Crewe is an ambitious strategy to support Crewe's economic development over the 20 year period. The strategy intends that by 2030 Crewe will be:

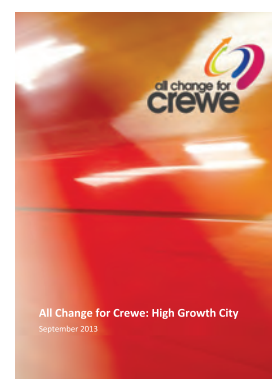
- a nationally significant economic centre with a total population in excess of 100,000 people (currently it has about 83,000);
- one of the leading centres for advanced engineering and manufacturing centres in England; and
- recognised as a sought-after place for people to live, work, put down roots and develop their talents.



**H.15** In 2011, a business-led Partnership Board was established, with the support of the Council, to assist in shaping and driving the All Change for Crewe programme. It articulated its ambitions in the 2012 Prospectus for Crewe, which also identified key town centre development opportunities, resulting in significant interest from developers, investors and other partners.

## High Growth City

**H.16** The Government's current plans for a High Speed Railway (HS2) include a route through Crewe Station, with a partial connection to the West Coast Mainline, have given added impetus for economic growth in Crewe, the rest of the sub-region and beyond. High Growth City is the programme that will deliver the ambitions of All Change for Crewe up to 2030. However, with the prospect still remaining of a HS2 Hub station at Crewe with a direct interchange, the prospects for super-charged growth beyond 2030 arise that will take the town forward from this point with even higher levels of growth. This could be focused around a new Central Business District at the HS2 Hub Station at Crewe.





## Make it Macclesfield



**Macclesfield**

**H.17** Make it Macclesfield is a business-led initiative to make Macclesfield a place where people want to live, work and visit, which enhances their quality of life and life chances with a focus on improved economic prosperity and success, increased community cohesion and increased environmental sustainability.

**H.18** Led through a Community Interest Company, it helps shape and deliver projects that enhance the assets of the town to deliver economic prosperity for everyone in the town. It focuses on economic development, town regeneration, visitor economy and communications.

**H.19** Make It Macclesfield's aspirations and the range of development opportunities in the town are articulated in its Investment Prospectus and Business Plan.

### Housing Strategy - Moving Forward 2011 - 2016

**H.20** The Cheshire East Housing Strategy 'Moving Forward' 2011 - 2016 sets out the Council's long term housing vision for the Borough. The strategy has been developed at a time of significant change within the housing sector, with a move towards localism and the flexibility to make local decisions. These changes are identified as great opportunities for the authority to address housing at a local level, in order to create balanced and sustainable communities across Cheshire East.

**H.21** The Strategy establishes five key objectives. These are: delivering market and affordable housing; making the best use of our existing stock; meeting the needs of our most vulnerable residents; meeting the needs of an ageing population; and investing in our neighbourhoods.

### Vision and Strategy for Economic Growth: East Cheshire - Engine of the North

**H.22** This high level vision, investment plan and economic strategy identified the role of the Council in delivering economic growth through initiatives including the Local Plan Strategy as part of the Local Plan; place based initiatives; commissioning; investment; and the Council's own assets, to enable the conditions for growth.

**H.23** The three key elements of the Strategy for Growth are:

- Productive and competitive businesses - a focus on key assets, established and emerging sectors and image and identity
- New investment and business development - a focus on capacity, the package and the proposition
- Creating the conditions for sustainable growth - a focus on sustainable development, connectivity, housing and neighbourhoods, town centres and the rural and visitor offer.

### Economic Development Strategy

**H.24** The Cheshire East Economic Development Strategy sets out the Council's understanding of the local economy and the key challenges ahead. It presents the Council's economic development objectives at the strategic level and how these translate into our thematic and spatial priorities for the Borough. The principal focus is on three spatial priorities relating to Crewe, Macclesfield and our market towns and rural hinterlands.

### Cheshire East Visitor Economy Strategy 2011

**H.25** The Visitor Economy Strategy is a strategically important component of the Council's economic development priorities. It is an important contributor to the economy of Cheshire East, contributing to local quality of life, and has a positive impact on decisions over business location and individual



choices over where to live and work. The strategic framework outlines some of the issues and priorities that the

**H.26** Council must consider and resource, the opportunities to align the needs of residents and visitors and a model for partnership working to help realise the potential of Visitor Economy in Cheshire East.

**H.27** The outcome targets we seek to achieve are:

**H.28** Develop a Visitor Economy with a value of £818m by 2015 Increase jobs directly related to the Visitor Economy by around 1271 over the same period Increase visitor numbers to Tatton to 1m by 2015

**H.29** Increase the number of businesses achieving quality accreditation.

### Connecting Cheshire



**H.30** This initiative has an objective to make Cheshire, Halton and Warrington one of the best connected regions in the Country in terms of broadband and digital services, and to ensure businesses and citizens have the support and skills to exploit the benefits of faster services. The Connecting Cheshire Partnership is to deliver increased high speed broadband to a further 80,000 homes and businesses by 2015. The project is focused on achieving the objectives of economic growth and enabling communities through improved connectivity and infrastructure to create high growth businesses and social benefits, including technology to enable people to remain independent and in their own homes.

### Ageing Well in Cheshire East Programme



**H.31** The Ageing Well in Cheshire East Programme highlights that Cheshire East has the fastest growing ageing population in the North West; and that by 2033 more than 45% of our population will be over 50 years of age. It aims to make Cheshire East a better place to grow old. If the programme is successful then Cheshire East will see a fundamental cultural and organisational shift, so that over time:

- Older people will have more choice and control, can receive the help they need and are valued and respected within their communities.
- Public, private and voluntary sectors will work with communities to ensure that services, facilities and resources are accessible and able to meet demand.
- Services and support will be locally based, cost-effective and sustainable.

### Cheshire Joint Municipal Waste Management Strategy 2007-2020

**H.32** This strategy sets out how Cheshire's Local Authorities intend to reduce, recycle, recover and dispose of municipal waste between 2007 and 2020. It was prepared by the Cheshire Waste Partnership (a partnership between the former County Council and six former District Councils in Cheshire prior to Local Government Reorganisation). The Strategy details measurable objectives divided into key themes: waste reduction and re-use; recycling and composting; residual waste management; working together; promoting and delivering the strategy; and environmental protection and compliance. A reviewed Waste Strategy for Cheshire East has been scheduled.

### Cheshire Region Local Nature Partnership Vision

**H.33** The vision for this partnership, that includes the five local authority areas of Wirral, Halton, Warrington, Cheshire West and Chester and Cheshire East is for healthy, connected, productive landscape richer in biodiversity, where the natural environment is embedded in decision making,



managed for wildlife, and supports healthier lifestyles and farming, creating attractive places and delivering sustainable economic growth.

### **Green Infrastructure Framework for North East Wales, Cheshire and the Wirral**

**H.34** This partnership of local authorities and environmental agencies was formed in 2010. It has a vision of how a healthy natural environment can help sustain economic growth and thriving communities. The Crewe Green Infrastructure Action Plan has been prepared under this Framework

### **Rights of Way Improvement Plan**

**H.35** The Rights of Way Improvement Plan identifies:

- the extent to which the local rights of way network meets the present and future needs of the public;
- the opportunities provided by local rights of way for exercise and other forms of open-air recreation and the enjoyment of the local authority's area;
- the accessibility of local rights of way for blind or partially sighted persons and others with mobility problems; and
- identification of potential actions to manage and enhance the local rights of way network.

DRAFT





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