

Cheshire East Pre-Submission Core Strategy

Summary of Recommended Changes

Consultation on the Local Plan Pre-Submission Core Strategy took place between 5th November and 16th December 2013. This represented further preparatory work under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This document details recommendations for proposed material changes to the document. The material changes relate to changes proposed by the consultation responses received to the Cheshire East Pre-Submission Core Strategy consultation. Please note that further changes made to the Local Plan Strategy to aid its presentation or changes made as a consequence of the Habitats Regulations Assessment or Sustainability Appraisal Process have been made to the document and are not captured in the table below.

In addition, the original consultation document and all consultation responses can be viewed online at the Council's Consultation Portal <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/cspre>.

Please note that unless otherwise stated, references to chapters and paragraph numbers in this document refer to the chapters and paragraphs in the Local Plan Pre-Submission Core Strategy that was consulted on between 5th November and 16th December 2013. Changes to the document mean that these references may not now correspond to the references in the new document, the Local Plan Strategy – Submission Version.

Table of Contents

Foreword.....	7
Your Views and How to Comment.....	7
Chapter 1: Introduction.....	7
Chapter 2: The Context of the Core Strategy	7
Chapter 3: Spatial Portrait.....	8
Duty to Co-Operate (Now chapter 2).....	11
Chapter 4: Vision and Vision Statement (Now chapter 5).....	11
Chapter 5: The Case for Growth (Now chapter 4)	11
Chapter 6: Strategic Priorities	12
Strategic Priority 1: Promoting economic prosperity by creating conditions for business growth.....	12
Strategic Priority 2: Creating sustainable communities.....	12
Strategic Priority 3: Protecting and enhancing environmental quality	12
Strategic Priority 4: Reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network.....	12
Chapter 7 and Policy MP1: Presumption in Favour of Sustainable Development.....	13
Chapter 8 and Policy PG1: Planning For Growth	13
Settlement Hierarchy and Policy PG2: Settlement Hierarchy	13
Green Belt and Safeguarded Land and Policy PG3: Green Belt.....	13
Policy PG4: Safeguarded Land	14
Policy PG5: Open Countryside.....	14
Policy PG6: Spatial Distribution of Development.....	14
Key Diagram	15
Chapter 9 and Policy SD1: Planning for Sustainable Development.....	15
Policy SD2: Sustainable Development	15
Chapter 10 Infrastructure and Policy IN1: Infrastructure.....	15
Policy IN2: Developer Contributions.....	15
Chapter 11: Enterprise and Growth.....	15

EG1 Economic Prosperity	15
EG2: Rural Economy	16
Policy EG3: Existing and Allocated Employment Sites	16
Policy EG4: Tourism	16
Policy EG5: Promoting a Town Centre First Approach to Retail and Commerce	16
Chapter 12: Stronger Communities	16
SC1: Leisure and Recreation	16
Policy SC2: Outdoor Sports Facilities.....	17
Policy SC3: Health and Wellbeing.....	18
Policy SC4: Residential Mix	18
Policy SC5: Affordable Homes.....	18
Policy SC6: Rural Exceptions Housing for Local Needs.....	18
Policy SC7: Gypsy and Traveller and Travelling Showpeople	18
Chapter 13: Sustainable Environment.....	19
Policy SE1 Quality of Place and Design.....	19
Policy SE2: Efficient Use of Land.....	19
Policy SE3: Biodiversity and Geodiversity.....	19
Policy SE4: The Landscape	19
Policy SE 5: Trees, hedgerows and woodland	20
Policy SE6: Green Infrastructure	20
Policy SE7: The Historic Environment.....	20
Policy SE8: Renewable and Low Carbon Energy.....	20
Policy SE9: Energy Efficient Development.....	20
Minerals and Policy SE10: Sustainable Provision of Minerals	20
Waste and Policy SE11: Sustainable Management of Waste.....	21
Pollution and Policy SE12: Pollution and Unstable Land.....	21
SE13: Flood Risk and Water Management	21
Policy SE14: Jodrell Bank	21

Policy SE15: Peak District National Park Fringe.....	22
Chapter 14: Connectivity.....	22
Policy CO1: Sustainable Transport and Travel.....	22
Policy CO2: Enabling Business Growth Through Infrastructure.....	23
Policy CO3: Digital Connections	23
Policy CO4: Travel Plans and Travel Assessments.....	23
Chapter 15: Core Strategy Sites and Strategic Locations.....	23
Crewe	23
Strategic Location SL1 Central Crewe	23
Site CS1 Basford East, Crewe	24
Site CS2 Basford West, Crewe	24
Site CS3 Leighton West, Crewe.....	24
Site SL2 Leighton, Crewe	25
Site CS4 Crewe Green, Crewe	25
Site CS5 Sydney Road, Crewe	25
Site SL3 South Cheshire Growth Village.....	25
Site CS6 Shavington/ Wybunbury Triangle	26
Site CS7 East Shavington.....	26
Macclesfield	26
Strategic Location SL4: Central Macclesfield	26
Site CS8: South Macclesfield Development Area.....	26
Site CS9:Fence Avenue, Macclesfield	26
Site CS10: Land Between Congleton Road and Chelford Road	27
Site CS11: Gaw End Lane, Macclesfield.....	27
Alsager	27
Strategic Location SL5: White Moss Quarry.....	27
Site CS12: Twyfords and Cardway, Alsager.....	28
Site CS13: Former MMU Campus, Alsager.....	28

Site CS14: Radway Green Brownfield, Alsager.....	28
Site CS15: Radway Green Extension, Alsager.....	29
Congleton	29
Strategic Location SL6: Back Lane / Radnor Park, Congleton.....	29
Strategic Location SL7: Congleton Business Park Extension	29
Site CS16: Giantswood Lane South, Congleton.....	30
Strategic Location SL8: Giantswood Lane to Manchester Road, Congleton.....	30
Site CS17: Manchester Road to Macclesfield Road, Congleton	30
Handforth.....	30
Knutsford	30
Site CS 18:North West Knutsford.....	30
Site CS19: Parkgate extension, Knutsford	31
Middlewich.....	31
Site CS20: Glebe Farm, Middlewich.....	32
Strategic Location SL9: Brooks Lane, Middlewich.....	32
Strategic Location SL10: Midpoint 18 Extension, Middlewich	32
Nantwich.....	32
Site CS21: Kingsley Fields, Nantwich	32
Site CS22: Stapeley Water Gardens, Nantwich.....	33
Site CS23: Snow Hill, Nantwich	33
Poynton.....	34
Sandbach.....	34
Site CS24: Land adjacent to J17 of M6, South East of Congleton Road, Sandbach.....	34
Wilmslow.....	34
Site CS25: Adlington Road, Wilmslow.....	34
Site CS26: Royal London, Wilmslow	34
Site CS27: Wilmslow Business Park	35
Site CS28: Wardle Employment Opportunity Area	35

Site CS29: Alderley Park Opportunity Site	35
Site CS30: North Cheshire Growth Village	36
Committed Strategic Sites.....	36
Safeguarded Land	36
Site CS31: (Safeguarded) Gaw End Lane, Macclesfield	36
Site CS32: (Safeguarded) Land Between Congleton Road and Chelford Road, Macclesfield	36
Site CS33: (Safeguarded) North West Knutsford	37
Site SC34: (Safeguarded) North Cheshire Growth Village, Handforth East.....	37
Site CS35: (Safeguarded): Prestbury Road, Wilmslow.....	37
Site CS36: (Safeguarded) Upcast Lane, Wilmslow	37
Chapter 16 – Monitoring and Implementation.....	37
Chapter 17: Glossary	37
Appendix A: Housing Growth and Distribution.....	37
Appendix A: Employment Land Growth and Distribution	38
Appendix B: Saved Policies	38
Appendix C: Car Parking Standards.....	38
Appendix D: Evidence and links.....	38
Appendix E: Housing Trajectory.....	38
Appendix G: Evolution of the Core Strategy	38
Appendix H: Partners and Initiatives	38

Consultation point	Summary of recommended changes
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<p>Foreword</p>	<ul style="list-style-type: none"> The Foreword should be updated by the Strategic Communities Portfolio Holder and Deputy Leader of the Council to reflect the next stage of consultation (Cheshire East Local Plan Strategy – Submission Version)
<p>Your Views and How to Comment</p>	<ul style="list-style-type: none"> The section should be updated to reflect this stage as the Local Plan Strategy – Submission Version.
<p>Chapter 1: Introduction</p>	<ul style="list-style-type: none"> The wording of paragraphs 1.2 and 1.3 should be amended and an additional paragraph added, as follows: <p><i>1.2 We are proud of our industrial heritage: the Railway Industry in Crewe, the Silk Industry In Macclesfield and Congleton and the Salt Industry of Middlewich and Nantwich. Not only has that resulted in the distinctive physical and cultural landscapes that we see today, but it has also set the foundations for the strong entrepreneurial culture which continues to permeate through our area.</i></p> <p><i>1.3 In conjunction with our historic industrial centres, our vibrant and historic market towns located throughout the Borough, with their attractive and varied townscapes and concentrations of listed buildings, provide high quality living and working environments, and are a key part of the Borough’s visitor economy. Many are also designated as conservation areas. Their rich historic environment provides the focus for vibrant and locally distinct communities, with a strong sense of place and self. They also provide a valuable link to our rural communities, who are equally vital to our wider economy and local identity. Their conservation and enhancement is extremely important, to ensure that communities remain genuinely sustainable, retain their individual character and maintain their important economic function.</i></p> <p><i>New paragraph proposed to be added - The richness and diversity of our built and cultural heritage, and highly attractive townscapes and landscapes provides Cheshire East with its own very unique character and identity.</i></p> <ul style="list-style-type: none"> Delete Figure 1.1 as it repeats information shown in the Key Diagram Amend the number of proposed strategic sites and strategic locations to reflect the final selection Amend the figure re number of consultation responses received (from 28,000 to 37,000) Re-order some of the content to make it more logical and easy to read
<p>Chapter 2: The Context of the Core Strategy</p>	<ul style="list-style-type: none"> Move section to Chapter 1 (Introduction) Core Strategy is now called Local Plan Strategy – references should be updated throughout the document Add additional sentence to paragraph 1.10 (now 1.33) 'The Local Enterprise Partnership can access funding from Central Government to deliver its objectives and overall vision'. Add additional sentence to Paragraph 2.6 (now 1.48) relating to the rural

	<p>economy 'The Borough also has an extensive rural area with a successful rural and agricultural based economy.'</p> <ul style="list-style-type: none"> • Update Figure 2.1 (now figure 1.2) and the diagrammatic context of Cheshire East to reflect the proximity of Greater Manchester to the Borough • Restructure section and combined with the introduction to the document to aid its presentation
<p>Chapter 3: Spatial Portrait</p>	<ul style="list-style-type: none"> • Update Footnotes to reflect updated evidence sources • Paragraph 3.3 – update to economic output and employment figures • Paragraph 3.4 – update first line from “pharmaceutical” to read “chemicals & pharmaceuticals”. Penultimate sentence should read “There is a relative abundance of jobs (significant net inflows of commuters, in other words) in Crewe, Handforth and Knutsford, whereas Alsager, Congleton, Middlewich, Poynton and Sandbach face a relative shortage of jobs (a significant net commuting outflow). Macclesfield and Nantwich have more modest net outflows, whilst Wilmslow’s inflows and outflows are broadly equal.” • Paragraph 3.6 – update to read “An estimated 173,500 people were working in Cheshire East in 2012, as either employees or working proprietors. Of those working as employees (167,000), 69% were full-time and 31% part-time. 13% of employees worked in the health and social work sector, with professional, scientific and technical activities (12%), manufacturing (11%) and retail (10%) also accounting for a large proportion of the employee total.” • Paragraph 3.9 – update to state ‘The closeness of Manchester Airport provides considerable economic benefits to the Borough by providing access to national and international markets as well as supporting a substantial number of jobs, both directly and indirectly. In 2011, the Airport was estimated to contribute £627 million of Gross Value Added for the North West Region, supporting over 17,000 onsite jobs and 40,000 in the wider sub-region.’ • Amend references to Manchester International Airport to read ‘Manchester Airport’ • Paragraph 3.13 - update to read “with about 10,000 jobs...” and “...turnover of around £700 million” • Paragraph 3.13 – additional text should be added as follows ‘The extensive footpath, cycleway and bridleway network is a key attraction of the Borough’. • Paragraph 3.13 – update text to read ‘Major attractions include Tatton Park, Jodrell Bank, Lyme Park, Quarry Bank Mill, the canal network and the Peak District National Park. There are 14 National Trust properties in Cheshire East and one partially located in the Borough. Little Moreton Hall, Nether Alderley Mill, Tatton Park, Lyme Park and Quarry Bank Mill are all examples of National Trust Properties’ • Figure 3.5 – change Functional Diagram to have a greater emphasis of travel to work links between Macclesfield and Greater Manchester • Paragraph 3.16 - update to read “Over the ten year period from July 2001 until June 2011, an estimated 157,000 people moved into Cheshire East and 141,800 people moved out of the Borough. These estimates include people immigrating and emigrating and those moving within the UK. The result is a net in-flow of 15,200 people (an average of around 1,500 each year). Net

migration was higher in the early part of this ten year period: for example, the average net migration per year between July 2001 and June 2006 was around 1,900, compared to 1,200 between July 2006 and June 2011.”

- Paragraph 3.24 – add reference to Meres and Mosses Nature Improvement Area.
- Paragraph 3.25 – add additional text ‘The Borough’s historic built environment is complex due, for the most part, to the size and diversity of the area. Constituent areas are heavily influenced by their geological, landscape and topographical character, which invariably has heavily influenced their purpose, character and identity’.
- Paragraph 3.31 – additional paragraph as follows: ‘Historic transport routes crisscross the Borough in the form of canals, railways and historic roadways, further enriching the built heritage of the Borough and influencing aspects of the townscape and development of towns and villages. A number of landmark structures are associated with the canals and railways, not least the viaducts across the Dane Valley to the east of Holmes Chapel and that at Bollington. Many canal structures are listed, including bridges, locks and mileposts. The Trent and Mersey and Macclesfield canals are both designated as extensive, linear conservation areas’
- Paragraph 3.35 – additional paragraph ‘Crewe evolved around the growth of the railways, with the opening of the station in 1837 and the first works in 1840. Soon the industry was employing thousands of people and new housing was built alongside the expanding railway works. Within the centre of the town, the Town and Indoor Market Halls, churches and chapels and later, the Queens Park and Lyceum Theatre were all developed as part of the emerging social infrastructure of the burgeoning town.’
- Paragraph 3.37 – additional text ‘Situated on the River Bollin, the early mills were located alongside the river, utilising the damp conditions and the power of the river for mill machinery.’
- Paragraph 3.38 – additional text ‘The centre of Macclesfield characterised in part by its cobbled and meandering streets and narrow lanes is essentially a medieval street pattern, partly overlaid by later phases of the town’s growth.’
- Additional paragraph ‘There are a high number of listed buildings and structures concentrated in the centre of the town but also many that are quite widely distributed. Much of the town centre is designated as a conservation area and there are also several outlying conservation areas. A number of buildings are also locally listed. This illustrates the historic importance and significance of the town and reflects the strong identity, character and picturesque qualities of Macclesfield.’
- Principal Town / Key Service Centre Section has been updated to reflect updated population information
- Paragraph 3.43 – additional text to read ‘Parts of the town are characterised by spacious tree-lined streets with attractive Villas and designated as conservation areas.’
- Paragraph 3.5 – amend to read ‘Within the town centre, there are over 200 retail units, making it an important shopping centre in the Borough. There is a

linear high street aligned by historic buildings of various periods, but principally Georgian, many of which are Listed and within the Conservation Area. The town thrived due to its close relationship with nearby Tatton Park, one of the key heritage assets in Cheshire East and the ancestral home of the Egerton family. Knutsford contains many buildings of architectural and historic importance’.

- Paragraph 3.57 – additional text: ‘The canal is a Conservation Area, with a number of listed structures and the Mergatroyd Brine Works nearby, which is both listed and a Scheduled Monument’.
- Paragraph 3.60 –delete and replace with alternative wording as follows ‘The centre of Nantwich is in essence a planned Elizabethan town, largely rebuilt as a consequence of a fire in 1583; the re-build partly financed by Elizabeth I. This has resulted in a re-created original street pattern and a number of fine timber framed buildings dating from the 16th century onwards. There are also a number of elegant Georgian and Victorian buildings. The centre of Nantwich contains a number of listed buildings and is designated as a conservation area. The town was also prominent in the Civil War, and besieged until the Parliamentary victory in January 1664. The battlefield is designated and lies to the north of the town’
- Paragraph 3.62 – amend to read ‘Poynton’s origins lie as a small mining village, however the decline of mining and its accessibility to Greater Manchester, led to significant growth during the 20th Century. Much of the mining infrastructure has therefore been lost as the town expanded, but remnants of the associated landscape still exist.’
- Add additional text: ‘at its heart are the characterful cobbled market square and Anglo Saxon crosses, which are both listed and a Scheduled Monument, along with a number of other key listed buildings. The wider town centre is also designated as a Conservation Area, with a number of other prominent buildings. The town also has strong associations with Sir George Gilbert Scott’.
- Paragraph 3.68 – add additional text ‘Wilmslow has developed beyond its historic core and have substantial late Victorian and Edwardian suburbs’.
- Paragraph 3.79 – update second sentence to read “Travel-to-work flows are particularly pronounced from the Cheshire East towns of Alsager, Congleton and Crewe, although with respect to the latter two towns there is an even greater reverse flow.”
- Paragraph 3.91 – update second sentence to read “However, the main flow involving Cheshire East is that of Warrington residents travelling to work in Knutsford”.
- Paragraph 3.92 – add to this paragraph ‘The Peak District National Park is also a key tourism brand for Cheshire East’.
- Paragraph 3.97 – delete: “has house prices lower than Congleton and Macclesfield so attracts home buyers from these towns, though a significant proportion of the local housing stock is of poor quality”
- Due to its importance, the section on Duty to Co-operate should be moved to a separate chapter in the document.

<p>Duty to Co-operate (Now chapter 2)</p>	<p>Duty to Co-operate is an ongoing and continuous process. A number of issues noted in this section will be addressed through a number of supporting documents including the Committee Report. The following material changes should also be made to the document:</p> <ul style="list-style-type: none"> • CO1 – add additional point to policy justification - Improved cross boundary and public transport connections are sought with all surrounding Local Authority areas and will be progressed through ongoing Duty to Co-operate arrangements. • Text has been added to the Spatial Portrait section to reflect comments from English Heritage
<p>Chapter 4: Vision and Vision Statement (Now chapter 5)</p>	<ul style="list-style-type: none"> • Addition of 'well designed' inserted into paragraph 4.6 and within the vision statement.
<p>Chapter 5: The Case for Growth (Now chapter 4)</p>	<ul style="list-style-type: none"> • Addition of two additional bullet points to the Case for Growth headline list: "To provide improvements to the built and natural environment" and "To promote a thriving rural economy and tourism industry" • Paragraph 5.3 – replace "economic prosperity" with "economic and social wellbeing". • Paragraph 5.5 – reword section to read "The Cheshire & Warrington sub-region's economic output (Gross Value Added or GVA) is around £21.9bn and the area employs an estimated 444,100 people (as of 2012). Cheshire East already makes an impressive contribution to the sub-regional and regional economies: its GVA is around £9.2bn (2012 estimate), which equates to 7.0% of the North West region's economic output. As of 2012, an estimated 173,500 people were working in Cheshire East, as either employees or working proprietors." • Paragraph 5.5 – update final sentence to read "The overall ambition of the Local Plan Strategy is to further strengthen the Borough's economy." • Paragraph 5.10 – update second sentence to read "despite the recent recession, our analysis shows that the need for housing over the next twenty years is likely to outstrip supply unless we increase the amount of housing.' • Paragraph 5.11 – update second sentence to read "It creates employment and skills development opportunities." • Paragraph 5.19– update third sentence to read "New development will be necessary, but environmental assets will be protected wherever possible." The last sentence referring to urban extensions and new villages could be removed. • Minor presentational changes made to paragraph 5.16

<p>Chapter 6: Strategic Priorities</p>	<ul style="list-style-type: none"> • Add a reference to protecting and enhancing environmental quality of the built and natural environment.
<p>Strategic Priority 1: Promoting economic prosperity by creating conditions for business growth</p>	<ul style="list-style-type: none"> • No material change proposed.
<p>Strategic Priority 2: Creating sustainable communities</p>	<ul style="list-style-type: none"> • Add the word “full” to objectively assessed housing needs
<p>Strategic Priority 3: Protecting and enhancing environmental quality</p>	<ul style="list-style-type: none"> • Point 7 has been proposed to be updated to include a reference to safeguarded land.
<p>Strategic Priority 4: Reducing the need to travel, managing car use and promoting more</p>	<ul style="list-style-type: none"> • No material change proposed.

<p>sustainable modes of transport and improving the road network.</p>	
<p>Chapter 7 and Policy MP1: Presumption in Favour of Sustainable Development</p>	<ul style="list-style-type: none"> • Add clarification to the policy introduction that the three dimensions to sustainable development (economic, social and environmental) are mutually dependent and should be sought jointly and simultaneously through the planning system otherwise no material changes to the policy.
<p>Chapter 8 and Policy PG1: Planning For Growth</p>	<ul style="list-style-type: none"> • Amend Policy PG 1 to add clarity to the policy and specify the phased delivery of objectively assessed needs. Justification amended for clarity. • Amend Policy PG1 to include provision of up to 500 homes during the Plan period to assist with meeting the housing needs of High Peak Borough • Amend Justification section to reflect updated evidence
<p>Settlement Hierarchy and Policy PG2: Settlement Hierarchy</p>	<ul style="list-style-type: none"> • Insert into justification: ‘in the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre it is expected that development needs will largely be provided in Holmes Chapel’.
<p>Green Belt and Safeguarded Land and Policy PG3: Green Belt</p>	<ul style="list-style-type: none"> • Add ‘Existing Council Depot at Lyme Green’ to the list of sites to be removed from the Green Belt (previously included under Site CS11) • Add ‘Existing Car Showrooms, Manchester Road, Knutsford’ to the list of sites to be removed from the Green Belt to provide a good defensible boundary • Clarify (in point 6 of policy) that additional “non-strategic” sites will be identified in the Site Allocations and Development Policies document (rather than “smaller” sites) • Revise map showing sites to be removed from the Green Belt to reflect amended boundaries for some of the sites (reasoning set out by site in the appropriate sections) • Revise map showing area of search for new Green Belt to clarify that areas around Willaston close to the urban edge are included (to correct a minor drafting error in the previous map)

<p>Policy PG4: Safeguarded Land</p>	<ul style="list-style-type: none"> • PG4, 5 (ii) Reduce amount at South West Macclesfield from 135 hectares to 45.5 ha • PG4, 5(iii) Reduce amount at North West Knutsford from 41 hectares to 25.1 hectares • PG4, 5 (iv) Reduce amount at North Cheshire Growth Village from 26 ha to 19.8 ha • PG4, 5 (v) Reduce amount at Prestbury Road from 26 ha to 14.5 ha • PG4, 5 (vi) Reduce amount at Upcast Lane, Wilmslow from 14 ha to 7.4 ha • Revise policy point 6 to refer to additional 'non strategic' sites rather than additional smaller sites (for consistency with Policy PG3 where a similar revision is recommended) • Revise the policy justification to refer to the reduced quantity of safeguarded land required.
<p>Policy PG5: Open Countryside</p>	<ul style="list-style-type: none"> • Remove definition of spatial extent of open countryside from policy point 1 and use this definition to replace definition in penultimate paragraph of justification • Add "plus public infrastructure" to point 2 of policy • Remove reference to 'outside the Green Belt' in first paragraph of justification. • Insert paragraph to clarify the approach to applications on Strategic Sites • Amend policy to expand the exceptions allowed under point 3 to allow for the re-use of rural buildings: "3. Exceptions may be made where there is the opportunity for the infilling of a small gap with one or two dwellings in an otherwise built up frontage or where the dwelling is exceptional in design and sustainable development terms; for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension; for the replacement of an existing dwelling by a new dwelling not materially larger than the dwelling it replaces; for extensions to existing dwellings where the extension is not disproportionate to the original dwelling; for development that is essential for the expansion or redevelopment of an existing business • Additional of a new paragraph to the policy justification "The National Planning Policy Framework recognises that there will be cases where exceptions can be made to countryside policies, including: ' the exceptional quality or innovative design of the dwelling'. Criteria for meeting this test are set out in the National Planning Policy Framework." • Addition of clarification to the policy justification to highlight the value of the Cheshire countryside and the importance of its preservation. • Addition of clarification to the policy justification that the intention to define boundaries for the Strategic Locations and exclude them from the Open Countryside during the Site Allocations and Development Policies document will be a material consideration in the determination of any applications in these locations prior to the boundaries being confirmed.
<p>Policy PG6: Spatial</p>	<ul style="list-style-type: none"> • Alteration of figures in Policy PG6 to reflect changes to distribution of development. Alsager reduced from 1700 to 1600: Handforth changed from 200 to 150 and Sandbach increased from 1600 to 2200. • Updated policy justification to reflect changes to distribution of development.

Distribution of Development	
Key Diagram	<ul style="list-style-type: none"> • The southern boundary of Greater Manchester has been amended. • All other changes are reflective of the specific site policies and diagrams covered elsewhere in the Local Plan Strategy. • Given the importance of the Key Diagram; it should be moved to the start of the document.
Chapter 9 and Policy SD1: Planning for Sustainable Development	<ul style="list-style-type: none"> • Para 9.1 Now includes the five guiding principles of sustainable development as set out in the NPPF • SD1 (14) now includes the word cultural • Para 9.2 now includes the NPPF actual definition of Sustainable Development rather than the previous Ministerial Foreword reference. It also acknowledges the three roles of Sustainable Development in achieving a balance of economic, social and environmental factors. • The rest of the issues raised are largely covered through the specific policies elsewhere in the Core Strategy
Policy SD2: Sustainable Development	<ul style="list-style-type: none"> • No material changes are proposed to be made to this policy
Chapter 10 Infrastructure and Policy IN1: Infrastructure	<ul style="list-style-type: none"> • The word “ageing” has been added to paragraph 10.4 line before population • The strategic policies covering Green Infrastructure are contained in policy SE6 Green Infrastructure.
Policy IN2: Developer Contributions	<ul style="list-style-type: none"> • The specific points of detail raised for this consultation point will be covered by the CIL regulations upon adoption of a charging schedule. Therefore the detail is not required at this stage of the plan preparation but will be taken forward for consideration at the drawing up of the charging schedule.
Chapter 11: Enterprise and Growth	<ul style="list-style-type: none"> • No material change proposed
Policy EG1: Economic Prosperity	<ul style="list-style-type: none"> • The words ‘...and tourism’ be added at the end of paragraph 11.14.

<p>Policy EG2: Rural Economy</p>	<ul style="list-style-type: none"> • No material change proposed
<p>Policy EG3: Existing and Allocated Employment Sites</p>	<ul style="list-style-type: none"> • Paragraph 11.14 will be supplemented by the addition of the following key strategic employment sites:- <ul style="list-style-type: none"> • Crewe Green Business Park, Crewe • Crewe Gates Industrial Estate, Crewe • Waters Corporation, Wilmslow • Sanofi/Aventis, Holmes Chapel • That the ‘Key Strategic Employment Sites’ be added to the Town Plans in the Local Plan –Submission Version. • Point 3. That the marketing period in Footnote 42 is amended to ‘... <i>not less than 2 years</i>’
<p>Policy EG4: Tourism</p>	<ul style="list-style-type: none"> • Paragraph 11.26 is proposed to be amended by adding an additional sentence to read: ‘The rich and varied natural and historic environment, and the beauty and character of the wider countryside, plays a vital role in the visitor economy of Cheshire East. These Borough-wide assets will be protected and where possible enhanced to help drive the visitor economy as well as for their own sake’. • Paragraph 11.32 be amended by adding ‘...including green infrastructure and improvements to the Right of Way Network’ after visitor economy. • That a new Criterion 1 (v) be added as follows ‘Encouraging and promoting opportunities for new tourist attractions in the historic and natural environment in sustainable and appropriate locations
<p>Policy EG5: Promoting a Town Centre First Approach to Retail and Commerce</p>	<ul style="list-style-type: none"> • That the last sentence of paragraph 11.37 is amended to read: ‘... commercial, retail, visitor and leisure hubs’. • That the following is added to paragraph 11.44: ‘The Council will apply the sequential test set out in paragraph 26 of the NPPF when determining retail applications with a floorspace in excess of 2500 square metres’.
<p>Chapter 12: Stronger Communities</p>	<ul style="list-style-type: none"> • Paragraph 12.5 – add after the words Local Plan Strategy will –“strive for a decent quality of life for all residents” and will contribute etc. • Paragraph 12.6 – in list of infrastructure amend to read: leisure “and community” facilities.
<p>Policy SC1:</p>	<ul style="list-style-type: none"> • In Criterion 2 add the word “community” after leisure. • At the end of Criterion 5 add “of local leisure, community and recreation facilities”

<p>Leisure and Recreation</p>	<ul style="list-style-type: none"> In justification - add to end of paragraph 12.9: “The policy covers indoor leisure, community and recreation facilities. Community halls for example can be a focus for indoor recreation such as bowls and exercise classes. Policy SE6 in the Sustainable Environment Chapter covers outdoor open space such as parks and allotments.”
<p>Policy SC2: Outdoor Sports Facilities</p>	<ul style="list-style-type: none"> Re-order criteria to aid clarity and accord with paragraphs 73 and 74 of the NPPF: <ul style="list-style-type: none"> “1. Protect existing outdoor sports facilities, unless: <ul style="list-style-type: none"> Either <ul style="list-style-type: none"> a) They are proven to be surplus to need; or b) Improved alternative provision will be created in a location well related to the functional requirements of the relocated use and its existing and future users; And in all cases: <ul style="list-style-type: none"> c) The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general.” <p>Add to Criterion 2: ;and</p> <p>iii. “Where they are listed in an action plan in any emerging or subsequently adopted Playing Pitch Strategy, subject to the criteria in the policy.”</p> <ul style="list-style-type: none"> Add to justification regarding type and scale of development: <ul style="list-style-type: none"> “The type and scale of development appropriate to a settlement will depend upon a number of factors: <ul style="list-style-type: none"> The demand and supply factors in relation to the particular outdoor sports being catered for, for example, a combined sports facility catering for local football clubs in an area which may serve a wider area than the adjacent settlement; <ul style="list-style-type: none"> The classification of the settlement within the settlement hierarchy; The proximity of other settlements and facilities; and Accessibility and infrastructure considerations, for example, traffic impact.” Add to justification regarding funding etc: <ul style="list-style-type: none"> “In terms of the development of appropriate facilities this will be determined through evidence from the Playing Pitch Strategy process, other work with the community and sports bodies to determine a particular club or community’s needs. The Council is expected to introduce the Community Infrastructure Levy (CIL) and the balance between what monies are collected between s106 and CIL will be part of this process. The level of contributions will be determined through the s106 and CIL setting agenda.” Add cross-reference to SE6: “Policy SE6 in the Sustainable Environment Chapter covers all outdoor open space such as parks, allotments and playing

	fields; open space standards and contributions.”
Policy SC3: Health and Wellbeing	<ul style="list-style-type: none"> • Revise Criterion 3: ".....opportunities for healthy living and improve health and well being through..... " And "....sufficient open space and other green infrastructure, and sports facilities” • Revise criteria (5) to read: Protecting existing community infrastructure and ensuring the provision of a network of community facilities, providing essential public services, together with private and voluntary sector facilities, to meet the needs of the local community. • Add “and community infrastructure” after care services in paragraph 12.22 • Add to justification: “Any future Cheshire East Council policy on Health Impact Assessments will set out when a HIA is required in relation to new development. This policy (SC3) will then be applied to new development in relation to Criterion 2.”
Policy SC4: Residential Mix	<ul style="list-style-type: none"> • No material change required
Policy SC5: Affordable Homes	<ul style="list-style-type: none"> • Point 1i – remove reference to Local Service Centres • Point 1ii – add reference to Local Service Centres • Insert new paragraph to read ‘The Draft Core Strategy and CIL Viability assessment (2013) noted that greenfield residential development is generally viable at the current time at a 30% affordable housing requirement. The assessment acknowledges challenges however, in respect the viability of brownfield development in meeting the 30% requirement with particular issues around the urban area of Crewe. Point 7 of policy SC5 allows for the viability of schemes to be a key consideration in demonstrating an alternative affordable housing provision alongside an open book viability assessment in order to consider schemes on a case by case basis’
Policy SC6: Rural Exceptions Housing for Local Needs	<ul style="list-style-type: none"> • No material change is proposed to be made to the policy
Policy SC7: Gypsy and Traveller and	<ul style="list-style-type: none"> • Update policy to reflect the outcomes of the Gypsy and Traveller Accommodation Assessment (January 2014) with references to 2007 Gypsy and Traveller Accommodation Assessment removed. • Present the outcomes of the GTAA with an updated picture regarding the number of pitches / plots required up to 2028 and how these figures should be broken down into 5 year timeframes.

Travelling Showpeople	
Chapter 13: Sustainable Environment	<ul style="list-style-type: none"> • No material change is proposed to be made to the opening to this section
Policy SE1 Quality of Place and Design	<ul style="list-style-type: none"> • Additional wording added to paragraph 13.9 in the justification to include 'boundary treatment and hard surfaces are equally important to successful design. • Additional paragraph added 13.10 in relation to landscape character and characteristics of localities. • No material changes recommended to the policy wording
Policy SE2: Efficient Use of Land	<ul style="list-style-type: none"> • Delete point 2(vi) of policy SE4 and move to a new point 4 of Policy SE2. This is because it relates better to the efficient use of land than landscape. • New paragraph added after 13.5 regarding the role of minerals and agriculture in Cheshire East.
Policy SE3: Biodiversity and Geodiversity	<ul style="list-style-type: none"> • Paragraph 3: Add "Nature Improvement Areas" to the list of bullet pointed sites listed in this paragraph. • Paragraph 4: Add the following additions "and there are no appropriate alternatives" plus "and offsetting", to the text of this paragraph of the policy: "where in exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature affected and there are no appropriate alternatives, the adverse impacts of the development...." "....appropriate monitoring is undertaken to make sure mitigation, compensation and offsetting is effective" • Paragraph 5: Amend the final sentence to read. "....will only be permitted where suitable mitigation and/or compensation is provided to address the adverse impacts of the proposed development".
Policy SE4: The Landscape	<ul style="list-style-type: none"> • 13.29 insert: 'further guidance and/or design advice will be published for areas of particular distinctiveness such as the peak district fringe, Alderley Edge sandstone escarpment.'; Point 2(vi) of policy SE4 has been deleted and moved to a new point 4 of Policy SE2. This is because it relates better to the efficient use of land than landscape. • Second sentence should refer to Local Landscape <u>Designation</u> Areas.

<p>Policy SE 5: Trees, hedgerows and woodland</p>	<ul style="list-style-type: none"> • Add reference to hedgerows and biodiversity to Policy SE5 bullet point 2, and within the preamble and justification of the policy
<p>Policy SE6: Green Infrastructure</p>	<ul style="list-style-type: none"> • Criterion 1: Add trees and woodland and wildlife habitats to list of assets. • Criterion 3 – add to list “The ecological network of habitats identified in policy SE3”. • Add to justification: “Viability considerations will be taken into account with any development proposal especially when applying open space standards.” • Add to justification: “Paragraphs 76 and 77 of the NPPF consider Local Green Space designations and set out when they might be appropriate. Local Green Space designations proposed in Neighbourhood Plans can be considered at the Site Allocations stage.”
<p>Policy SE7: The Historic Environment</p>	<ul style="list-style-type: none"> • Include reference to veteran trees and ancient woodlands in the supporting text paragraph 13.59. • Amend point 3 of the policy to refer to ‘The Council will seek to avoid or minimise conflict between the conservation of a designated heritage asset and any aspect of a development proposal by:’ • Reword point 3 iv of policy SE7 as follows: ‘The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.’ • In paragraph 13.63 bullet 2 - architecture should be ‘architectural’.
<p>Policy SE8: Renewable and Low Carbon Energy</p>	<ul style="list-style-type: none"> • Amend point 2i to read: “The surrounding landscape including natural, built, historic and cultural assets and townscape; including buildings, features, habitats and species of national and local importance and adjoining land uses.”
<p>Policy SE9: Energy Efficient Development</p>	<ul style="list-style-type: none"> • No material changes proposed
<p>Minerals and Policy SE10: Sustainable Provision of Minerals</p>	<ul style="list-style-type: none"> • Reference to peat and the non support of its extraction in line with NPPF in policy and justification. • Reference need to address hydrocarbon development in the Site Allocations Document (as mineral development) in policy justification. • The ‘support’ rather than just encouragement the use of alternative methods of transport where practicable in policy. • Clarification of the interpretation of ‘conserving’ mineral resources (as referenced in the NPPF) and support provision of suitable alternatives in

	<p>policy and justification</p> <ul style="list-style-type: none"> • Closer alignment to NPPF policy wording on the provision of silica sand in policy and justification. • Closer alignment with the NPPF on acknowledgement that there are other acceptable storage uses for brine cavities in justification. • Expansion of policy concerning mineral safeguarding to better comply with BGS guidance in policy. • Clarification of policy wording concerning safeguarding of minerals infrastructure in justification. • Amendment to policy and supporting text wording concerning restoration to recognise all benefits and that afteruse. • Inclusion in justification of figures and detail on sub-regional/national aggregate apportionment to indicate amount rolled forward beyond the plan period. • Remove restriction to small scale building and roofing stone in policy and justification. • Reference to the safeguarding local building stone in justification.
Waste and Policy SE11: Sustainable Management of Waste	<ul style="list-style-type: none"> • Re-emphasise need to ensure sufficient opportunities for the provision of waste management facilities to meet CE's needs in appropriate locations • Policy justification to add that timetable of Waste DPD will be outlined in the LDS • Policy justification clearer over production of evidence in support of Waste DPD • Reference to the strategic nature of waste planning and recognition of the cross boundary movement of waste with regard to neighbouring authorities
Pollution and Policy SE12: Pollution and Unstable Land	<ul style="list-style-type: none"> • In response to consultee comments, minor amendments should be made to the policy and its supporting justification concerning: • The re-titling of the policy to 'Pollution, Land Contamination and Land Instability' in response to more accurately reflect the policy's scope. • Reference to brine subsidence and statutory duty to consult with the Cheshire Brine Subsidence Compensation Board for all development within certain prescribed consultation areas
Policy SE13: Flood Risk and Water Management	<ul style="list-style-type: none"> • In response to consultee comments, minor amendments should be made to the policy and its supporting justification concerning: • Additional text to policy concerning dispose of surface water via the public sewer systems • The requirements of the Water Framework Directive in relation to River Basin Management Plans. • Reference to the Environment (Water Framework Directive) (England and Wales) Regulations 2003 as key evidence.
Policy SE14: Jodrell Bank	<ul style="list-style-type: none"> • No material changes proposed.

<p>Policy SE15: Peak District National Park Fringe</p>	<ul style="list-style-type: none"> • No material changes proposed.
<p>Chapter 14: Connectivity</p>	<ul style="list-style-type: none"> • No material changes proposed.
<p>Policy CO1: Sustainable Transport and Travel</p>	<ul style="list-style-type: none"> • Add additional point as follows - Point 2 (vi) Supporting measures to introduce safe routes to schools. The following text has been added to justification - Policy Y1 (Travel to Education) of the Local Transport Plan 2011 -2026 states that the Council will work with schools and colleges to enable sustainable travel to education, including appropriate provision for those eligible for free or assisted transport. • Add additional point as follows - Point 2 (vii) Ensuring a selective and ongoing review of speed limits, as appropriate. The following text has been added to the justification - Policy H8 (Road Safety) of the Local Transport Plan states that the Council will improve road safety and take account of vulnerable road users. This includes the consideration of where reduced speed limits would be appropriate (e.g. 20s Plenty Campaign for residential areas) • Add additional text to Point 4 (ib) Supporting the aspiration for re-opening the Sandbach to Northwich railway line to passengers including the opening of a station at Middlewich • Add additional point (point 5) to the policy - Improve and develop appropriate road, rail and water freight transport routes and associated intermodal freight transport facilities in order to assist in the sustainable and efficient movement of goods. Additional text added to justification - an effective freight network is essential for delivering sustainable economic growth. However roads through residential areas would not be considered appropriate. • Add additional paragraph to the justification section - investment in a high quality public realm linking housing, employment and town and village centres encourages people to walk and cycle and positively manages vehicular access that enables more sustainable patterns of travel. It can also act as a focus and arrival points to key uses and promotes the legibility of towns and villages, encouraging more sustainable lifestyles. • Add additional text to point 2 (ii) - Supporting safe and secure access for mobility and visually impaired persons including mobility scooter users and parents with pushchairs • Add additional point to point 4 (i) - Supporting proposals for rail infrastructure and the provision of rail facilities as appropriate

<p>Policy CO2: Enabling Business Growth Through Infrastructure</p>	<ul style="list-style-type: none"> • Point 2 (i) to read ‘Supporting schemes outlined in the current infrastructure delivery plan / local transport plan’ • 14.17 justification to include an additional paragraph and read as follows - A selection of the major highway schemes listed in the Infrastructure Delivery Plan include: <ul style="list-style-type: none"> ○ Improvements to the Crewe Green Roundabout junction and completion of Crewe Green Link Road South ○ Macclesfield Town Centre Movement Strategy ○ Congleton Link Road ○ Poynton Relief Road ○ Middlewich Eastern Bypass ○ Junction improvements on the A51 corridor north of Nantwich ○ Improvements to the A534 corridor in Sandbach, including the M6 and A533 junctions ○ Improvements to the A34 and A555 corridors in Handforth ○ Improvements to the A537/A50 corridor through Knutsford ○ Improvements to the junction of B5077 Crewe Road/B5078 Sandbach Road in Alsager
<p>Policy CO3: Digital Connections</p>	<ul style="list-style-type: none"> • No material changes proposed
<p>Policy CO4: Travel Plans and Travel Assessments</p>	<ul style="list-style-type: none"> • No material changes proposed
<p>Chapter 15: Core Strategy Sites and Strategic Locations</p>	<ul style="list-style-type: none"> • Reference needed within the 15.7 to include the Pre-submission Core Strategy consultation which has informed the final document – Local Plan Strategy.
<p>Crewe</p>	<ul style="list-style-type: none"> • New plan, text and heading included within the ‘Crewe’ overview to highlight the potential impact area of the HS2 proposals.
<p>Strategic Location SL1: Central Crewe</p>	<ul style="list-style-type: none"> • Point 5 amended as follows: ‘Support for an enhanced cultural offer in particular around the Lyceum Theatre’ • Point D has been amended as follows: ‘New buildings should be of a high design quality and respond to Crewe's Railway heritage and contemporary living. The new development should sensitively retain and incorporate any heritage buildings and/or structures within them’

	<ul style="list-style-type: none"> Point H has been amended as follows: ‘Depending on the location within the town, a cultural heritage desk based assessment of the surviving fabric of the 19th Century Railway town and its industrial heritage may be required; proposals should also demonstrate that redevelopment proposals will conserve elements that contribute to Listed Buildings status and their setting’ Policy Context: National Policy: Delete reference to paragraph 7 (sustainable development principles) and 17 (planning principles), add paragraphs 100, 101, 102 (flooding). Strategic priorities: add Priority 3: Protecting and enhancing environmental quality. Add: ‘Cheshire East Strategic Flood Risk Assessment’ to Local Evidence.
<p>Site CS1: Basford East, Crewe</p>	<ul style="list-style-type: none"> Supplement Point 6 to refer to the need for the pedestrian bridge to be suitable for cycle access Replace paragraph 15.37 of the Pre-Submission Core Strategy with updated information regarding the Crewe Green Link Road South as follows: ‘The Crewe Green Link Road (South) scheme (CGLRS) is a 1.1km dual-carriageway link running north-south between the Weston Gate roundabout on the A5020 Weston Road and the A500 Hough-Shavington Bypass. The scheme was granted planning permission in October 2011. A revised planning application was progressed through 2012, and this was granted in January 2013. A Compulsory Purchase Order (CPO) for the land required to construct, operate and maintain the scheme was made in January 2013, and a CPO public inquiry was completed in August 2013. The CPO was confirmed in November 2013 with modifications. Construction of the scheme is expected to start in the summer of 2014 to be completed in 2015’. The site plan has been amended to reflect the route of the Crewe Green Link Road South Policy context: add paragraphs 109 and 112 to National Policy, add Priority 3: protecting and enhancing environmental quality to strategic priorities. Add: ‘Cheshire East Strategic Flood Risk assessment’ to Local Evidence. Criterion ‘a’. of Site Specific Principles of Development: change compliment to complement. Criterion ‘e’ of Site Specific Principles of Development: remove capitalisation from great crested newts
<p>Site CS2: Basford West, Crewe</p>	<ul style="list-style-type: none"> Combine points 3-6 to bullet point list for local centre. Policy Context: National Policy: add paragraphs 109 and 112 to National Policy, add priority 3: protecting and enhancing environmental quality to Strategic Priorities
<p>Site CS3: Leighton West, Crewe</p>	<ul style="list-style-type: none"> Point 2 to read – ‘The delivery of around 850 new homes (at a variety of densities)’. Last word of point 4 to read ‘including’ instead of ‘comprising’. Point 4i to read ‘Retail appropriate to meet local needs’ Point 5 to read ‘About 5 hectares of additional employment land will be provided at the southern end of the site, including a science/energy park which could include advanced/automotive engineering and manufacturing’

	<ul style="list-style-type: none"> Point 7 – add to the end of the sentence - ‘and nearby residential areas’ Policy Context box: add paragraph 112 to national Policy, add priority 1: Promoting economic prosperity by creating conditions for business growth, and add priority 3: Protecting and enhancing environmental quality to Strategic Priorities. In Local Evidence, delete last item, and insert: Geothermal Energy Potential: Great Britain and Northern Ireland
Site SL2: Leighton, Crewe	<ul style="list-style-type: none"> Delete reference to Cheshire East Council in paragraph 15.69 (now 15.73) of the Justification. Update Figure 15.6 to indicate the boundaries of the site which will be confirmed in the Site Allocations and Development Policies document. Policy Context: add paragraph 109 to National Policy
Site CS4: Crewe Green, Crewe	<ul style="list-style-type: none"> Point 1 to read – ‘The delivery of around 150 homes.’ Point 4b to read ‘The development of the site will assist in the facilitation and delivery of highway improvements at Crewe Green roundabout’ Additional paragraph added to the Justification to read ‘This site is a key gateway to Crewe. The development of this site will assist in the delivery of improvements to the Crewe Green roundabout which is a key piece of highway infrastructure and is identified in the Infrastructure Delivery Plan which states that the roundabout suffers from peak period delays and includes it within the ‘Physical Infrastructure Delivery Schedule’, with funding sources being developers, Local Transport Plan and Local Enterprise Partnership.’ Policy Context: add paragraph. 109 and 112 to National Policy, add Priority 3: Protecting and enhancing environmental quality to Strategic Priorities
Site CS5: Sydney Road, Crewe	<ul style="list-style-type: none"> Policy context box: delete paragraph 9, insert paragraphs 109, 112 and 117 in national Policy, add priority 3 Protecting and enhancing environmental quality to Strategic Priorities, add priority 5 Ensure a sustainable future to SCS priorities. Add paragraph to justification: The site is subject to a current outline planning application for up to 240 dwellings on the north-western part of the site (13/2055N). The minutes of the Strategic Planning Board held on 9/12/2013 include a resolution to grant permission, subject to a prior legal agreement including highway improvements.
Site SL3: South Cheshire Growth Village	<ul style="list-style-type: none"> Add point’s’ to site specific principles of development: Noise and air quality assessments, if required, relating to the railway and main road passing through or adjoining the site. Reduce allocation to 800 dwellings following clarification of site boundary. Amend paragraph 15.98 to read: This site will be able to take advantage of the interchange planned at Crewe for the current preferred route for the High Speed Rail 2 network. Amend paragraph 15.99 to read: The site has good accessibility to the M6 via the A500, which will be improved by the Crewe Green Link Road. Policy context box: add paragraphs 112 and 117 to National Policy. The site is now a Local Plan Strategy Site (CS37) as it has defined boundaries. Additional text added to the justification, regarding landscaping to the southern boundary of the site.

	<ul style="list-style-type: none"> Additional text added to justification regarding the provision of a safe and secure environment for children to travel to school with an example approach provided.
Site CS6: Shavington/ Wybunbury Triangle	<ul style="list-style-type: none"> Amend paragraph 15.103: planning permission has now been granted. Policy Context box: delete paragraph 18, add paragraph 112 and 117 to National Policy. Site justification wording has been altered to include; - Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).
Site CS7: East Shavington	<ul style="list-style-type: none"> Policy Context box: delete paragraph 18, add paragraphs 100, 112 and 117 to National Policy Site justification wording has been altered to include; - Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).
Macclesfield	<ul style="list-style-type: none"> No material change proposed
Strategic Location SL4: Central Macclesfield	<ul style="list-style-type: none"> Add additional point to policy to encourage opportunities to bring disused and underused buildings back into use. Minor wording to point 16 so that it reads properly (change 'or' to 'on') Add sentence to paragraph 15:129 (now 15.137): 'The need to safeguard and enhance the River Bollin corridor will be an important consideration.' Policy context box: add paragraphs 109, 126, 132 and 137 to National Policy. Add Macclesfield Conservation Area Appraisal and Cheshire East Strategic Flood Risk assessment to Local Evidence.
Site CS8: South Macclesfield Development Area	<ul style="list-style-type: none"> Reduce the number of dwellings to be provided from 1100 to 1050 and amend phasing information accordingly Policy context box: add paragraphs 109, 112, 117 and 120 to National Policy. Add reference to requirement for site specific flood risk assessment to the Site Specific Principles of Development Add clarification to the retail elements of the policy including that the floorspace figure refers to the net sales area (rather than gross internal area) Add additional explanation to set out evidence and justification for the retail element of the scheme
Site CS9:Fence Avenue, Macclesfield	<ul style="list-style-type: none"> Development will focus on the School curtilage (which includes the sports fields) An area adjacent to canal will be retained as open space (which will limit any impact of development on the Conservation Areas and ASCV) Remove reference in the 'Site Specific Principles of Development' section of

	<p>the plan re retaining “other existing school buildings”. The only building to be retained will be the main School building</p> <ul style="list-style-type: none"> • Bullet point ‘1’ amended to refer to “around 250 new homes” • Policy Context box: add paragraphs. 74, 109, 126, 132 and 137 to National Policy, add: Cheshire East: Local Landscape Designation Study (2013), Macclesfield Canal Conservation Area: Appraisal and Management Proposals (2009), Buxton Road Macclesfield Conservation Area appraisal to Local Evidence.
<p>Site CS10: Land Between Congleton Road and Chelford Road</p>	<ul style="list-style-type: none"> • Increase the site area to accommodate 300 new dwellings • Addition of requirement for a landscaped buffer between any development and the rear of properties on Hillcrest Road. • Policy Context: add paragraphs 109, 112, 117 and 120 to National Policy
<p>Site CS11: Gaw End Lane, Macclesfield</p>	<ul style="list-style-type: none"> • The Council Depot is to be removed from the site (though this will still be taken out of the Green Belt to be used as Employment Land). Hence, the site plan will be amended accordingly • The site is to be used solely for housing, around 150 dwellings (i.e. no employment land within the amended site area). Therefore, any references to Employment removed from this section, i.e.: i) sentence “potential exists for development proposals to incorporate the existing Cheshire East Council depot into a future scheme...” removed; ii) Local Evidence ref to ‘Employment Land Review’ deleted; iii) ref to “promoting economic prosperity by creating conditions for business growth” deleted from ‘strategic priorities’ refs; iv) ref to SCS priority 2 – ‘create conditions for business growth’ – deleted. • Refs to National Policy (‘Policy Context’) add paragraphs: 109, 112, 117, 126, 132 and 137.
<p>Alsager</p>	<ul style="list-style-type: none"> • No material alterations proposed.
<p>Strategic Location SL5: White Moss Quarry</p>	<ul style="list-style-type: none"> • Reduce size of Strategic Location on maps • State that proposed development will be focused on the south eastern part of this location allowing for the wider existing worked areas to be effectively restored. • Reduce the number of dwellings that the Strategic Location would be expected to provide from 750 to 350 • Deletion of the provision up to 1000 metres squares (including convenience) and replacement with appropriate retail provision to meet local needs. • Amend to the provision of a small scale community facility • Remove provision of new pedestrian footbridge • Add the expectation for development proposals to fully assess and mitigate any potential adverse impacts of development in line policy requirements of Policy SE12 to the Site Specific Principles of Development

	<ul style="list-style-type: none"> • Refer to the provision of Green Infrastructure in the Site Specific Principles of Development • Remove requirement to provide bridge to replace existing Radway Green Level crossing • Remove references to supporting economic growth of Crewe • Add reference to the granting of outline planning consent at adjacent site to the east of the Strategic Location • Remove reference to potential capacity for 900 homes • Amend indicative site delivery from 375 homes in the middle and 375 in the end of the Plan period to 175 • Policy context: add paragraphs 100, 117, 120 and 143 to National Policy • Site justification wording has been altered to include; - Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).
<p>Site CS12: Twyfords and Cardway, Alsager</p>	<ul style="list-style-type: none"> • Remove existing bullet point 'b' (Site Specific Principles of Development) from the Plan • Insert a bullet point under 'Site Specific Principles of Development' stating that the existing open space on the Cardway site will be retained (not built on) and improved. • Policy Context box: delete paragraphs 7 and 19, insert paragraphs 110, 120 and 126 from National Policy. Add priority 6: Prepare for an increasingly older population in SCS priorities.
<p>Site CS13: Former MMU Campus, Alsager</p>	<ul style="list-style-type: none"> • Policy Context box: delete paragraph 7, insert paragraph 110 to National Policy. Insert priority 6: Prepare for an increasingly older population in SCS priorities. • Site justification wording has been altered to include; - Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).
<p>Site CS14: Radway Green Brownfield, Alsager</p>	<ul style="list-style-type: none"> • Include an additional requirement for a desk based archaeological assessment to assess whether there are any original buildings and structures which require preservation or recording. • Policy Context box: delete paragraph 7, insert paragraph 110 to National Policy. • Site justification wording has been altered to include; - Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).

<p>Site CS15: Radway Green Extension, Alsager</p>	<ul style="list-style-type: none"> • No material changes are proposed to the policy wording however the allocation of this site will require an adjustment to the Green Belt boundary. However, it is intended that the Site Allocations and Development Policies document will review the detailed Green Belt boundary to the south west of the existing Radway Green area to include this area within the Green Belt. • Policy Context box: delete paragraph 7, insert paragraphs 83, 110, 120 and 126 in National Policy.
<p>Congleton</p>	<ul style="list-style-type: none"> • The introduction to the Congleton section to be updated to reflect progress on the Congleton Link Road and the consultation on route options. The explanatory text, figures and maps to be updated as appropriate. • Add text to this section to note that the preferred route of the Congleton Link Road will form the northern boundary for the strategic locations at Back Lane / Radnor Park, Congleton Business Park and Giantswood Lane to Manchester Road Strategic Locations.
<p>Strategic Location SL6: Back Lane / Radnor Park, Congleton</p>	<ul style="list-style-type: none"> • Point 3 amended as follows: ‘the delivery of 10 hectares of employment land adjacent to Radnor Park Trading Estate’ • Point J added to ‘Future masterplanning should have reference to the River Dane Site of Biological Importance and Ancient Woodland’. • Point K added to ‘Future development should also have consideration to Policy SE14 (Jodrell Bank)’ • Paragraph 15.217 has been amended to read ‘the preferred route of the Congleton Link Road will form the northern boundary for the site’. • Paragraph 15.218 from the Pre-Submission Core Strategy – ‘Additional development land beyond the plan period will be identified in the Site Allocation and Development Policies document for 500 dwellings’ has been deleted from the policy alongside reference in the indicative site delivery section. • Reference to Planning application 13/2746C relating to land between Black Firs Lane, Chelford Road and Holmes Chapel Road, for the erection of up to 180 dwellings, public open space, green infrastructure and associated works has been submitted on a section of the Strategic Location has been added to the site justification for this policy. • Point B amended as follows: ‘The provision of a network of open spaces for nature conservation and recreation, including access to and enhancement of the River Dane Corridor’. • Policy Context box: add paragraphs 109, 112 and 117 to National Policy. Add Priority 3: Protecting and enhancing environmental quality to Strategic Priorities. Add Cheshire East Strategic Flood Risk Assessment to Local Evidence
<p>Strategic Location SL7: Congleton Business Park</p>	<ul style="list-style-type: none"> • Point 3 - The delivery of 10 hectares of land for employment and commercial uses adjacent to Congleton Business Park; • Additional point J Future masterplanning should have reference to the River Dane Site of Biological Importance and Ancient Woodland. • Additional point K -Future development should also have consideration to Policy SE14 (Jodrell Bank)

Extension	<ul style="list-style-type: none"> • Removal of reference to additional land being allocated beyond the plan period presented in the indicative site delivery section • Policy Context box: add paragraphs 109, 112 and 117 to National Policy. Add Priority 3: Protecting and enhancing environmental quality to Strategic Priorities. Add Cheshire East Strategic Flood Risk Assessment to Local Evidence.
Site CS16: Giantswood Lane South, Congleton	<ul style="list-style-type: none"> • Additional point 'J' added: Future masterplanning should consider the use of SuDs to manage surface run off from the site • Additional Point 'K' added: A desk-based archaeological assessment should be undertaken, with appropriate mitigation, if required • Additional Point I added: Future development should also have consideration to Policy SE14 (Jodrell Bank) • Additional point m added: contributions to education and health infrastructure. • Policy Context box: add paragraphs 50, 112 and 117 to National Policy, add Priority 3: Protecting and enhancing environmental quality to Strategic Priorities.
Strategic Location SL8: Giantswood Lane to Manchester Road, Congleton	<ul style="list-style-type: none"> • Additional point i added: requirement for affordable housing. • Additional point j added: Future development should also have consideration to Policy SE14 (Jodrell Bank) • Additional point k added: Future masterplanning should consider the use of SuDs to manage surface run off from the site • Additional Point I added: A desk-based archaeological assessment should be undertaken, with appropriate mitigation, if required • Policy context box: add paragraphs 100, 109, 112 and 117 to National Policy, add priority 3: Protecting and enhancing environmental quality to Strategic Priorities.
Site CS17: Manchester Road to Macclesfield Road, Congleton	<ul style="list-style-type: none"> • Additional point 'J' added: requirement for affordable housing • Additional point k added: Future masterplanning should consider the use of SuDs to manage surface run off from the site • Additional Point 'I' added: A desk-based archaeological assessment should be undertaken, with appropriate mitigation, if required • Additional point 'm' added: Development proposals should positively address and mitigate any impacts on the adjacent Cranberry Moss • Policy Context box: add paragraphs 100 and 112 to National Policy, add Priority 3: Protecting and enhancing environmental quality to Strategic Priorities.
Handforth	<ul style="list-style-type: none"> • No material changes proposed
Knutsford	<ul style="list-style-type: none"> • Figure 15.31 has been proposed to be amended to include Booths Hall as a Strategic Employment Area within the Green Belt and changes are proposed to be made to the boundaries, extent and use proposed at the North West Knutsford Site.
Site CS 18:North	<ul style="list-style-type: none"> • 5 hectares of employment land removed and reallocated as safeguarded land • Reference to small scale retail changed to 'appropriate retail provision to meet

<p>West Knutsford</p>	<p>local needs'</p> <ul style="list-style-type: none"> Remove the 20 hectares of safeguarded land south of Tabley Road and retain its Green Belt status. Reduction in the northern most extent of the protected open space (0.75 of an acre) to the south of Tabley Road to reflect the extent of the proposed housing land and the removal of the safeguarded land. Paragraph 15.250 amended to read: 'As with all new development, any ecological constraints should be considered and respected, and where necessary the proposal should provide appropriate mitigation.' Policy Context box: references to paragraphs 7, 17 and 19 of the NPPF proposed to be deleted. Paragraphs 72 and 117 proposed to be added to the policy context box to reflect the NPPF. An additional Priority 3 added to the policy context box: Protecting and enhancing environmental quality to Strategic Priorities Additional paragraph added to site justification as follows: - 'Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).'
<p>Site CS19: Parkgate extension, Knutsford</p>	<ul style="list-style-type: none"> The number of houses proposed has been reduced from 250 to 200 due to the need to allow more land for acoustic mitigation from the adjacent industrial site. There are currently planning applications for housing and employment already being considered. <i>Para 15.259</i> – last sentence amended to read 'There is a waste water treatment plant on the eastern boundary of the proposed employment site with the Birkin Brook.' <i>Para 15.264</i> – additional text added to paragraph to read 'The floodplain of the Birkin Brook must be excluded from development'. Policy context box has been amended to update references to the NPPF and an additional Priority 3 'Protecting and enhancing environmental quality to Strategic Priorities' Additional reference to evidence base added to the policy context box – Strategic Flood Risk Assessment Additional paragraph added to site justification to read as follows: Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).
<p>Middlewich</p>	<ul style="list-style-type: none"> Figure 15.34 has been amended to show the Borough boundary, route of Middlewich Eastern Bypass, existing Strategic Employment Area and Committed Strategic Sites.

<p>Site CS20: Glebe Farm, Middlewich</p>	<ul style="list-style-type: none"> • The boundary of site is to be expanded to west to meet Warmingham Lane. • Add to end of paragraph 15.272: To the east of the site on the other side of Booth Lane lies the Trent and Mersey Canal conservation area, which also includes the listed Rumps locks. • Add criteria h and i to site specific principles of development: <p>H: The Local Plan Strategy Site is expected to provide affordable housing in line with the policy requirements set out in Policy SC5 (Affordable Homes). I: The development proposals adjoining the Trent and Mersey Canal Conservation Area and associated listed buildings must reflect the location and be of a high standard.</p> • Policy Context box: add paragraphs 112, 117 and 126 to National Policy, add priority 3: protecting and enhancing environmental quality to Strategic Priorities.
<p>Strategic Location SL9: Brooks Lane, Middlewich</p>	<ul style="list-style-type: none"> • Add to paragraph 15.278: There is potential to expand the site into the salt lagoons in the future. • Add to point b of Site Specific Principles of Development: The development proposals adjoining the Trent and Mersey Canal Conservation Area and associated listed buildings must reflect the location and be of a high standard. • Policy Context: delete paragraphs 20 and 156, insert paragraphs 110, 117 and 127 in National Policy. Add Priority 3: Promoting and enhancing environmental quality to Strategic priorities.
<p>Strategic Location SL10: Midpoint 18 Extension, Middlewich</p>	<ul style="list-style-type: none"> • Minor alteration to justification - insert reference to Midpoint 18 as strategic employment site • Corrections 15.286: • Change ‘importance’ to ‘important’, and between by pass and enhance, insert ‘and’. • Amend point d of site specific principles of development: ‘Future development should safeguard the river Croco and other watercourses and deliver significant ecological mitigation areas for protected and priority species and habitats on site; and’ • Policy Context: delete paragraph 156, insert paragraphs 100 and 112 in National Policy. Add Cheshire East Strategic Flood Risk Assessment to Local Evidence
<p>Nantwich</p>	<ul style="list-style-type: none"> • The Local Plan Strategy recognises that Nantwich is a Key Service Centre and the allocation of sites is in accordance with the Strategy. The current planning application for Kingsley Fields (CS21) includes employment areas and a site for a school and will create a balanced development enhancing local facilities. • No material changes proposed
<p>Site CS21: Kingsley Fields, Nantwich</p>	<ul style="list-style-type: none"> • The wording of the schools contributions criteria may be revised following clarification of the section 106 agreement for the current application. • Amend site boundary to include land south and east of Holly Farm to conform to application 13/2471N boundary. • Amendments relating to conservation issues: • Point f of site specific principles of development: end of sentence to read: ‘and upon Reaseheath Conservation Area.’

	<ul style="list-style-type: none"> • Paragraph 15.295. Immediately to the west of the site lies the Nantwich Civil War battlefield, included on English Heritage’s Register of Battlefields. The northern part of the allocated site includes part of Reaseheath Conservation Area. These heritage assets will be protected and enhanced through appropriate landscaping, design and heritage assessments. The part of the allocated site within Reaseheath Conservation Area is not affected by the current planning application (except for part of the A51 diversion scheme). Any development proposals within the Conservation Area must be of a very high standard, reflecting their location. • End of Point 2 changed to ‘including’ instead of ‘comprising of’. • Policy Context box: add paragraphs 109, 112, 117 and 126 to National Policy, add priority 3: Protecting and enhancing environmental quality to Strategic Priorities. Add ‘Cheshire East Strategic Flood Risk Assessment’ to Local Evidence.
<p>Site CS22: Stapeley Water Gardens, Nantwich</p>	<ul style="list-style-type: none"> • Removal of references to employment land in paragraph 15.300 • Change to Figure 15.40 to reflect status of adjoining site as a committed site • Policy Context box: delete paragraphs 7 and 19, insert paragraphs 109, 112 and 117 in National Policy, delete priority 1 and insert Priority 3: Protecting and enhancing environmental quality in Strategic Priorities, delete priority 2 in SCS Priorities. • Site justification wording has been altered to include; - Details of Construction Environment Management Plans, landscaping, green infrastructure and open space proposals should be submitted to the Council during any future planning application process on this site as part of sustainable development proposals and their proximity to European Site (consisting of either Special Areas of Conservation, Special Protection Areas and / or Ramsar Sites).
<p>Site CS23: Snow Hill, Nantwich</p>	<ul style="list-style-type: none"> • Additional point ‘n’ added – ‘Proposals should consider impacts of development on the Listed ‘Nantwich Bridge’ and it’s setting’. • Additional point ‘o’ added – ‘Proposals should include an assessment of the contribution the area makes to the setting of the adjacent Conservation Area, including views of the Conservation Area’. • Additional point ‘p’ added – ‘Investigate the potential of contamination on the site on the former gasworks area’ • Additional point ‘q’ added – ‘New development will be expected to respect any flooding constraints on the site and where necessary provide appropriate mitigation’ • Conference Venue added to hotel reference • Policy Context: delete paragraph 18, insert paragraphs 100, 110, 120 and 126 in National Policy, and insert Priority 3: Protecting and enhancing environmental quality in Strategic Priorities. Add ‘Cheshire East Strategic Flood Risk Assessment’ to Local Evidence. • Text has been added “Retention of the floodplain of the River Weaver; a large area of the site lies within the floodplain of the River Weaver which needs to be protected from development.”

<p>Poynton</p>	<ul style="list-style-type: none"> • Figure 15.42 has been amended to show more detail about the route of the Poynton Relief Road which will be reflected further at the site allocations stage. • Amendments to the Green Belt will be quantified at the site allocations stage along with and any safeguarded land required.
<p>Sandbach</p>	<ul style="list-style-type: none"> • Reduction of housing numbers at the Capricorn site to 200. No additional housing proposed within the Sandbach area given the level of development which has been approved on 'committed sites' in the recent past. • Area of safeguarded land to be allocated around Junction 17 of the M6 to allow for future improvements to the Junction.
<p>Site CS24: Land adjacent to J17 of M6, South East of Congleton Road, Sandbach</p>	<ul style="list-style-type: none"> • An area of land around Junction 17 of the M6 motorway is to be safeguarded for future improvements to the junction. • Number of dwellings planned for the site should be reduced down to 200 and is to be implemented at the same time as the infrastructure improvements, such as 'constructing a bridge over the brook'. • Phasing of residential development removed. All development to come forward in early part of development plan. • Policy Context box: add paragraphs 100, 112 and 117 to National Policy, add priority 1 Promote economic prosperity and Priority 3 Protecting and enhancing environmental quality to Strategic Priorities, add priority 2 Create conditions for business growth to SCS Priorities. Add: 'Cheshire East Strategic Flood Risk Assessment' to local evidence
<p>Wilmslow</p>	<ul style="list-style-type: none"> • Representations regarding strategic sites have been included in appropriate sections. Changes to the Wilmslow map reflect this.
<p>Site CS25: Adlington Road, Wilmslow</p>	<ul style="list-style-type: none"> • This site should be retained. To better reflect the surrounding area, the density of development should be decreased by lowering the overall number of new dwellings proposed from 225 to approximately 200. This would also be more consistent with the number proposed in the recent planning application. The indicative site delivery (phasing) should be amended so that 175 homes are expected in the early part of the plan period with 25 expected during the middle part. • 'Negate' changed to 'mitigate' 4th paragraph of justification. • Policy Context box: delete paragraphs 7 and 20, insert paragraphs 109, 112 and 117 in National Policy.
<p>Site CS26: Royal London, Wilmslow</p>	<ul style="list-style-type: none"> • This site should be retained in the Plan. To better reflect the amount of land required to deliver the employment floorspace envisaged, increase the amount of employment land as indicated in Appendix A has been from 2 ha to 5 ha. • Add a specific reference to the provision of additional playing fields for Wilmslow High School • Add a specific reference to the preparation of a site specific flood risk assessment to support any development proposals • Include The Coach House within the boundary of the Royal London site to be removed from the Green Belt • Add reference to respecting the setting of listed buildings on site including Fulshaw Hall

	<ul style="list-style-type: none"> • Reword point A of Site Specific Principles of Development to tie delivery of housing to the provision of a serviced site for employment • Policy Context box: Delete paragraph 7, insert paragraphs 85, 109 and 117 in National Policy, add priority 7. Drive out the causes of poor health to SCS Priorities. • Add: 'Cheshire East Strategic Flood Risk Assessment' to Local Evidence.
<p>Site CS27: Wilmslow Business Park</p>	<ul style="list-style-type: none"> • Change plan to show designation of northern area of the site to be safeguarded for education use. • Reduction in area of business use • Add new paragraph after 15.358 to include the retention of the existing educational use to the north of the site. • Include '2. Retain and improve the educational use of the allocation' • Include 'where applicable' to section 'd' of the site specific principles of development. • Within the justification paragraph 15.364 add 'the southern part of the site' • Within the justification paragraph 15.369 add to the end 'and the educational use to the north'. • Policy Context box: Delete paragraphs 7 and 120, insert paragraphs. 74, 85, 112 and 117 in National Policy.
<p>Site CS28: Wardle Employment Opportunity Area</p>	<ul style="list-style-type: none"> • Amend boundary of allocated site to correspond with the planning application site boundary. • Change point 2 of CS28 policy: Intensification of employment and ancillary uses within the area including B1(C Light Industry), B2 and B8 uses, of an appropriate scale, design and character and in accordance with an acceptable Masterplan. • Point 3. Re-number sub-headings in Roman numerals and delete 'and to separate' from point 3i (duplication). • Amend point 3v: Compliance with a habitat creation and management plan including mitigation for protected species. • Amend last sentence of 15.372 for readability. • Amend second sentence of paragraph 15.374: The Masterplan will ensure that an appropriate landscape-driven employment park is achieved, in keeping with the character of the surrounding area. • Policy Context box: add paragraphs 117 and 126 to National Policy, add priority 3: Protecting and enhancing environmental quality to Strategic Priorities.
<p>Site CS29: Alderley Park Opportunity Site</p>	<ul style="list-style-type: none"> • A new footnote has been inserted to state: 'The life sciences industry is defined by the application of Biology, covering medical devices, medical diagnostics and pharmaceuticals, through to synthetic and industrial biotechnology. (Strategy for UK Life Sciences, March 2012, Department for Business Innovation and Skills).' • Policy re-written to clarify purpose of development on site and specify conditions under which residential development may be acceptable. • Text inserted into justification at 15.378 for further clarity: 'The Council and AstraZeneca have a shared aspiration that the site should evolve from a single occupier site to a 'cluster' of life science businesses with a particular focus on human health science research and development, technologies and

	<p>processes.’</p> <ul style="list-style-type: none"> • Text inserted into justification at 15.379 for further clarity: ‘and not prejudicial to its longer term growth, or complimentary to the life science park and not prejudicial to its establishment or growth.’ • For clarity and accuracy the Policy Context section has been updated: ‘National Policy’ now includes paragraph 126 of NPPF. Priority 3 in Strategic Priorities corrected to read priority 2; Priority 3 added to include ‘Protecting and enhancing environmental quality’.
Site CS30: North Cheshire Growth Village	<ul style="list-style-type: none"> • Alterations to point 2 within CS30 policy box: 12 hectares replaced with ‘up to 12 hectares’. • Alterations to point 1: Housing figure reduced to 1650 new homes. Delete following reference to densities “at densities between approximately 25 dwellings per hectare and approximately 30 dwellings per hectare”. • Alterations to point 5; insert: ‘Part of the open space requirements to serve this development could, in principle, be accommodated within the adjacent Green Belt areas;’ • Point 3: change ‘comprising’ delete and replace with ‘potentially including’. • Policy Context: add paragraphs 74, 85, 100, 112, 117 and 126 to National Policy, correction- Priority 3 in Strategic Priorities should read priority 2, add priority 3: Protecting and enhancing environmental quality to Strategic Priorities. • Site boundaries have been changed to clarify the committed site west of the A34, identify areas to be retained as Green Belt and clarify the extent of safeguarded land to be allocated.
Committed Strategic Sites	<ul style="list-style-type: none"> • Update list of committed sites to 31st December 2013.
Safeguarded Land	<ul style="list-style-type: none"> • No material change proposed
Site CS31: (Safeguarded) Gaw End Lane, Macclesfield	<ul style="list-style-type: none"> • Policy Context: delete paragraphs 7 and 17 from National Policy
Site CS32: (Safeguarded) Land Between Congleton Road	<ul style="list-style-type: none"> • Level of safeguarded land has been reduced from 135ha to 45.5. Pre-amble amended to reflect new site boundaries. • Name of site changed from ‘Land between Congleton Road and Chelford Road, Macclesfield’ to ‘South West Macclesfield’. • Policy Context: delete paragraphs 7 and 17 from National Policy

and Chelford Road, Macclesfield	
Site CS33: (Safeguarded) North West Knutsford	<ul style="list-style-type: none"> • 20 hectares of safeguarded land south of Tabley Road has been removed and retained as Green Belt. • The five hectares of land to the north of Tabley Road has been re-designated as safeguarded land giving a total area of safeguarded land in North West Knutsford to 25.1 hectares. • Policy Context: delete paragraphs 7 and 17 from National Policy
Site SC34: (Safeguarded) North Cheshire Growth Village, Handforth East	<ul style="list-style-type: none"> • Policy Context: delete paragraphs 7 and 17 from National Policy
Site CS35: (Safeguarded): Prestbury Road, Wilmslow	<ul style="list-style-type: none"> • Reduce level of safeguarded land • Policy Context: delete paragraphs 7 and 17 from National Policy
Site CS36: (Safeguarded) Upcast Lane, Wilmslow	<ul style="list-style-type: none"> • Reduce extent of safeguarded land by deleting area of site to the south-west.
Chapter 16 - Monitoring and Implementation	<ul style="list-style-type: none"> • Change to E4 to include aggregates and silica sand into the target to be monitored.
Chapter 17: Glossary	<ul style="list-style-type: none"> • Minor amendments made to clarify certain definitions.
Appendix A: Housing Growth	<ul style="list-style-type: none"> • Housing figures have been revised to more accurately reflect commitments, completions and anticipated site delivery

and Distribution	
Appendix A: Employment Land Growth and Distribution	<ul style="list-style-type: none"> • Employment figures have been revised to more accurately reflect supply, completions and anticipated site delivery.
Appendix B: Saved Policies	<ul style="list-style-type: none"> • This section has been revised to reflect the policies contained in the Local Plan Strategy document
Appendix C: Car Parking Standards	<ul style="list-style-type: none"> • Table C.4 – clarify that the size and layout of standard parking bays also applies to residential developments • For clarification add theatres under sui generis as an example • Amend table C.3 – cinemas are D2, theatres sui generis – replace with concert halls • Correct the dimensions of disabled parking bays to reflect the fact that a standard bay is 2.5m wide (not 2.4m wide)
Appendix D: Evidence and links	<ul style="list-style-type: none"> • Minor updates to the list.
Appendix E: Housing Trajectory	<ul style="list-style-type: none"> • It is recommended that a revised Housing Trajectory, as set out in Appendix E of the <i>Submission Version</i> be approved pending the preparation of a new SHLAA with a base date of 31st March, 2014. • For clarity, add, at the end of paragraph E.2, 'It takes into account completions, and thereby captures the resulting shortfall, or surplus, spreading this over the remainder of the plan period.'
Appendix G: Evolution of the Core Strategy	<ul style="list-style-type: none"> • No material change required
Appendix H: Partners and Initiatives	<ul style="list-style-type: none"> • Additional text added - 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 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. The outcome targets we seek to achieve are: Develop a

	<p>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. Increase the number of businesses achieving quality accreditation.</p>
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