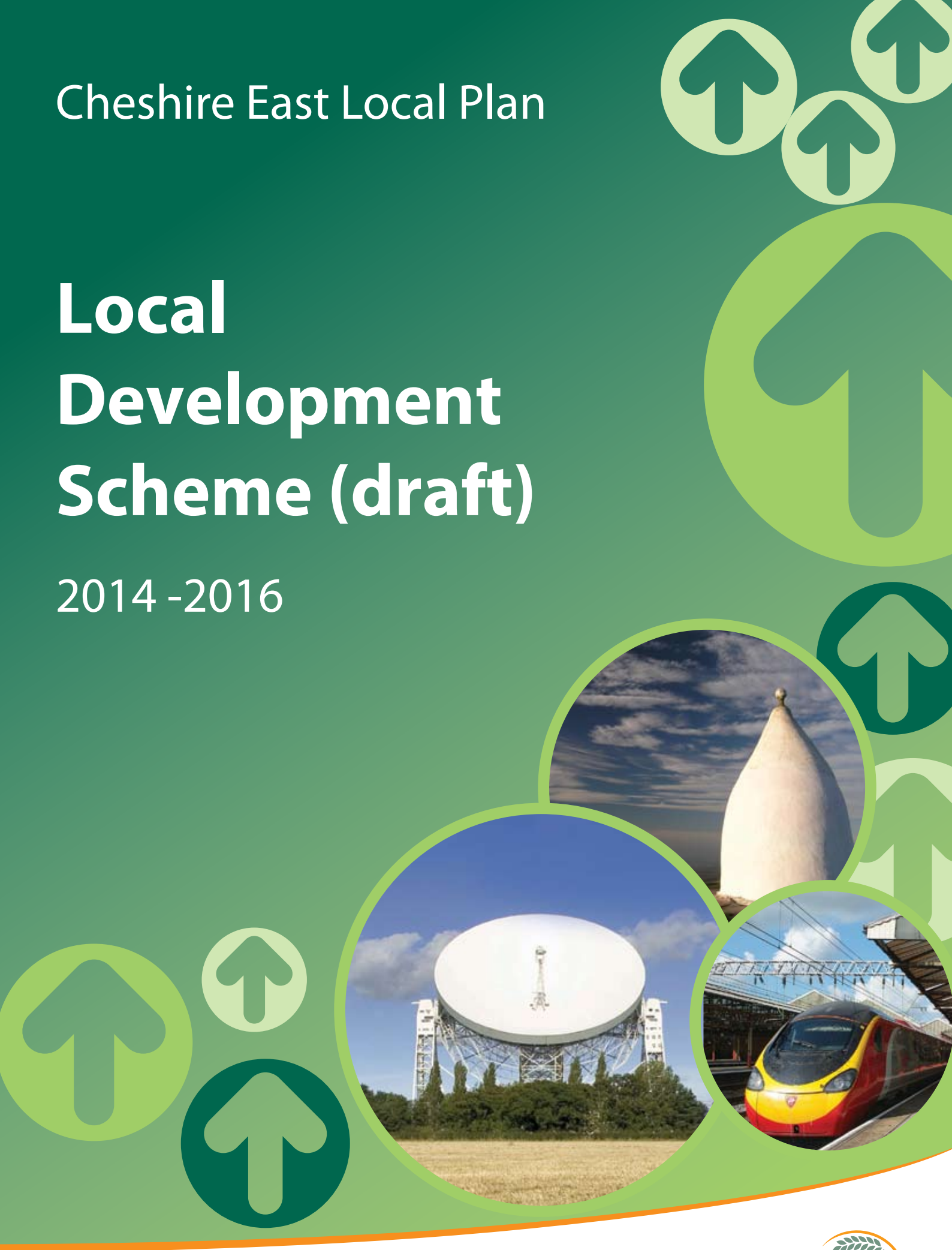


Cheshire East Local Plan

# Local Development Scheme (draft)

2014-2016







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## 1 Introduction

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

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

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

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

## 2 The Proposed Cheshire East Local Plan

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

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

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

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



Figure 2.1 Content of the Local Plan



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

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

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

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

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

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

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

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

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

**Table 2.1 Stages of Preparing a Development Plan Document**



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

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

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

### 3 Resources and Project Management

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

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

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

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

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

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





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

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

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

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

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

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



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

## 4 Sustainability Appraisal and Habitats Regulation Assessment

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

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

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

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

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

## 5 Evidence Base

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





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

## 6 Monitoring and Review

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

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

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

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



## Appendix 1 Schedule of Development Plan Documents

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

Table 1.1 Schedule of Development Plan Documents

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

# CHESHIRE EAST LOCAL PLAN PROGRAMME

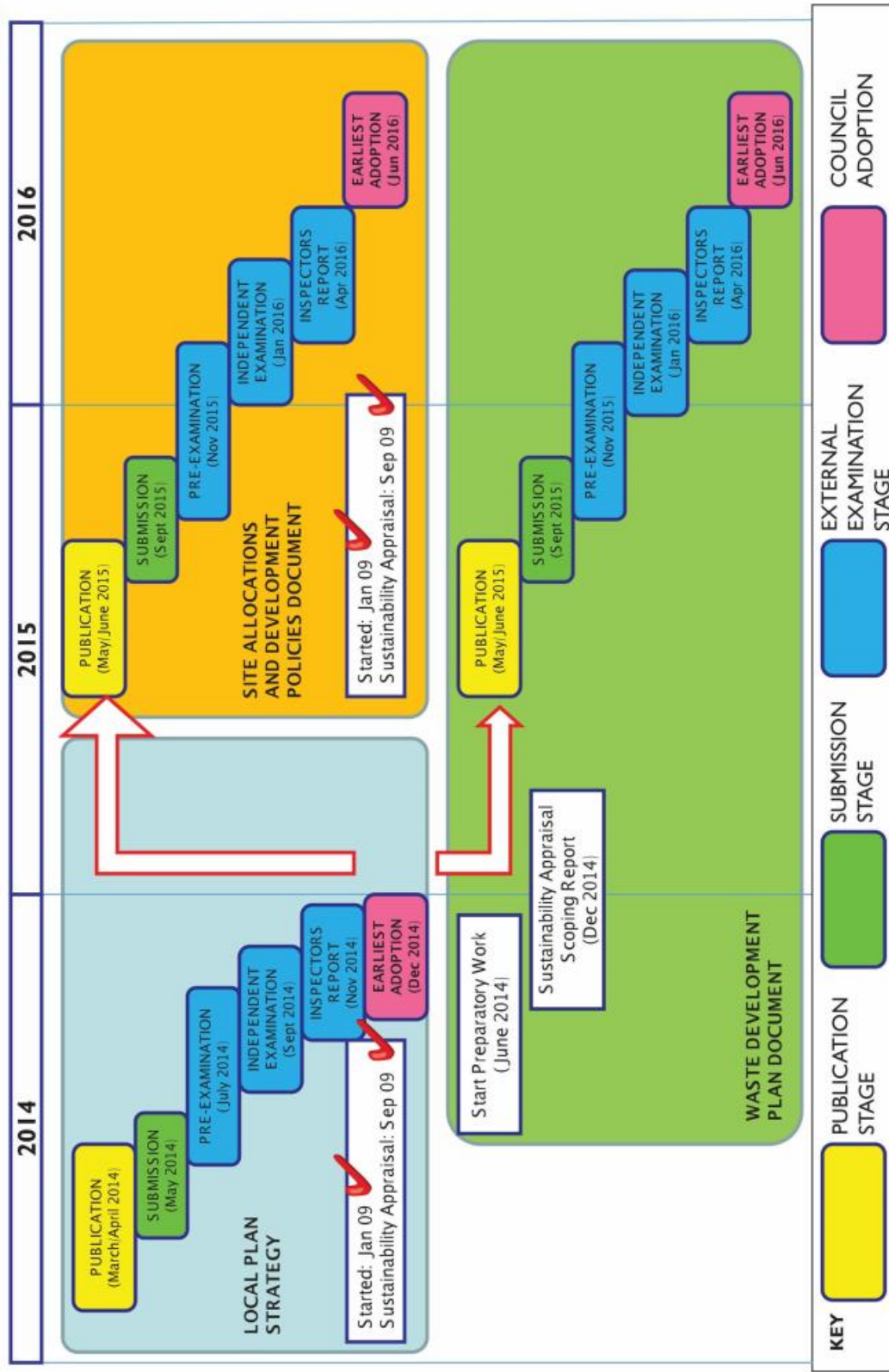


Figure 1.1 Cheshire East Local Plan Programme



## Local Plan Strategy

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

### Timetable

**Start Preparatory Work:** April 2009

**Sustainability Appraisal Scoping Report:** September 2009

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

**Publication of the DPD:** March/April 2014

**Submission to the Secretary of State:** May 2014

**Pre-Examination Meeting:** July 2014

**Independent Examination:** September 2014

**Inspector's Report:** November 2014

**Adoption:** December 2014



## Site Allocations and Development Policies Document

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

### Timetable

**Start Preparatory Work:** April 2009

**Sustainability Appraisal Scoping Report:** September 2009

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

**Publication of the DPD:** May/June 2015

**Submission to the Secretary of State:** September 2015

**Pre-Examination Meeting:** November 2015

**Independent Examination:** January 2016

**Inspector's Report:** April 2016

**Adoption:** June 2016





## Waste Development Plan Document

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

### Timetable

**Start Preparatory Work:** June 2014

**Sustainability Appraisal Scoping Report:** December 2014

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

**Publication of the DPD:** May/June 2015

**Submission to the Secretary of State:** September 2015

**Pre-Examination Meeting:** November 2015

**Independent Examination:** January, 2016

**Inspector's Report:** April 2016

**Adoption:** June 2016



## Appendix 2 Evidence Base

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



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



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

**Table 2.1 Evidence Base**



## Appendix 3 Risk Assessment

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



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

**Table 3.1 Risk Assessment**





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

Table 3.2 Explanation of Risk Scoring - Likelihood

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

Table 3.3 Explanation of Risk Scoring - Impact



## Appendix 4 Glossary of Terms

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



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



## **Sustainable Community Strategy (SCS)**

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

## **Appendix 5 List of 'Saved' Policies**

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

### **Congleton Borough Local Plan Saved Policies**

Policy PS3: Settlement Hierarchy

Policy PS4: Towns

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

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

Policy PS7: Green Belt

Policy PS8: Open Countryside

Policy PS9: Areas of Special County Value

Policy PS10: Jodrell Bank Radio Telescope Consultation Zone

Policy PS12: Strategic Transport Corridors

Policy GR1: New Development

Policy GR2: Design

Policy GR3: Design

Policy GR4: Landscaping

Policy GR5: Landscaping

Policy GR6: Amenity and Health

Policy GR7: Amenity and Health

Policy GR8: Amenity and Health

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

Policy GR10: Accessibility, Servicing and Parking Provision

Policy GR11 Development Involving New Roads and other Transportation Projects

Policy GR13: Public Transport Measures

Policy GR14: Cycling Measures





Policy GR15: Pedestrian Measures

Policy GR16: Footpath, Bridleway and Cycleway Networks

Policy GR17: Car Parking

Policy GR18: Traffic Generation

Policy GR19: Infrastructure

Policy GR20: Public Utilities

Policy GR21: Flood Prevention

Policy GR22: Open Space Provision

Policy GR23: Provision of Services and Facilities

Policy NR1: Trees and Woodlands

Policy NR2: Statutory Sites

Policy NR3: Habitats

Policy NR4: Non-Statutory Sites

Policy NR5: Non-Statutory Sites

Policy NR6: Reclamation of Land

Policy NR9: Renewable Energy

Policy BH1: Parks and Gardens of Historic Interest

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

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

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

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

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

Policy BH7: Enabling Development

Policy BH8: Conservation Areas

Policy BH9: Conservation Areas

Policy BH10: Conservation Areas

Policy BH13: New Agricultural Buildings

Policy BH15: Conversion of Rural Buildings

Policy BH16: The Residential Re-Use of Rural Buildings

Policy E3: Employment Development in Towns



Policy E4: Employment Development in Villages

Policy E5: Employment Development in the Open Countryside

Policy E6: Employment Development in the Green Belt

Policy E8: Home-Based Businesses

Policy E9: Royal Ordnance Factory, Radway Green

Policy E10: Re-use or Redevelopment of Existing Employment Sites

Policy E11: Owner-specific Employment Sites

Policy E12: Distribution and Storage Facilities

Policy E13: Roadside Facilities

Policy E14: Motorway Service Areas

Policy E15: Heavy Goods Vehicle Parking

Policy E16: Tourism and Visitor Development (Facilities and Attractions)

Policy E17: Tourism and Visitor Development (Serviced Accommodation)

Policy E18: Tourism and Visitor Development (Camping and Caravanning Sites)

Policy E19: Telecommunications

Policy H1: Provision of New Housing Development

Policy H2: Provision of New Housing Development

Policy H3: Committed Housing Sites

Policy H4: Residential Development in Towns

Policy H5: Residential Development in Villages

Policy H6: Residential Development in the Open Countryside and the Green Belt

Policy H7: Residential Caravans and Mobile Homes

Policy H8: Gypsy Caravan Sites

Policy H9: Additional Dwellings and Sub-divisions

Policy H10: Additional Dwellings and Sub-divisions

Policy H13: Affordable and Low-cost Housing

Policy H14: Affordable and Low-cost Housing

Policy H16: Extensions to Dwellings in the Open Countryside and Green Belt

Policy H17: Extension of Residential Curtilages into the Open Countryside or Green Belt

Policy H18: Dwellings Associated with Rural Enterprises

Policy H19: Agricultural Occupancy Conditions



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



Policy DP4: Retail Sites

Policy DP5: Recreation, Leisure and Community Use Sites

Policy DP6: Treatment Facility

Policy DP7: Development Requirements

Policy DP8: Supplementary Planning Guidance

Policy DP9: Transport Assessment

Policy DP10: New Road Schemes

Policy DP11: Transport Facilities

## **Borough of Crewe and Nantwich Local Plan Saved Policies**

Policy NE1: Development in the Green Belt

Policy NE2: Open Countryside

Policy NE3: Areas of Special County Value

Policy NE4: Green Gaps

Policy NE5: Nature Conservation and Habitats

Policy NE6: Sites of International Importance for Nature Conservation

Policy NE7: Sites of National Importance for Nature Conservation

Policy NE8: Sites of Local Importance for Nature Conservation

Policy NE9: Protected Species

Policy NE10: New Woodland Planting and Landscaping

Policy NE11: River and Canal Corridors

Policy NE12: Agricultural Land Quality

Policy NE13: Rural Diversification

Policy NE14: Agricultural Buildings Requiring Planning Permission

Policy NE15: Re-Use and Adaptation of a Rural Building for a Commercial, Industrial or Recreational Use

Policy NE16: Re-Use and Adaptation of a Rural Building for Residential Use

Policy NE17: Pollution Control

Policy NE18: Telecommunications Development

Policy NE19: Renewable Energy

Policy NE20: Flood Prevention

Policy NE21: New Development and Landfill Sites



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



Policy RES5: Housing in the Open Countryside

Policy RES6: Agricultural and Forestry Occupancy Conditions

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

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

Policy RES9: Houses in Multiple Occupation

Policy RES10: Replacement Dwellings in the Open Countryside

Policy RES11: Improvements and Alterations to Existing Dwellings

Policy RES12: Living over the Shop

Policy RES13: Sites for Gypsies and Travelling Showpeople

Policy TRAN1: Public Transport

Policy TRAN2: Crewe Bus Station

Policy TRAN3: Pedestrians

Policy TRAN4: Access for the Disabled

Policy TRAN5: Provision for Cyclists

Policy TRAN6: Cycle Routes

Policy TRAN7: Crewe Railway Station

Policy TRAN8: Existing Car Parks

Policy TRAN9: Car Parking Standards

Policy TRAN10: Trunk Roads

Policy TRAN11: Non Trunk Roads

Policy TRAN12: Roadside Facilities

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

Policy RT2: Equipped Children's Playgrounds

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

Policy RT5: Allotments

Policy RT6: Recreational Uses in the Open Countryside

Policy RT7: Visitor Accommodation

Policy RT8: Promotion of Canals and Waterways

Policy RT9: Footpaths and Bridleways





Policy RT10: Touring Caravans and Camping Sites  
 Policy RT11: Golf Courses  
 Policy RT12: Nantwich Riverside  
 Policy RT13: Leighton West Country Park  
 Policy RT14: Nantwich Canal Basin  
 Policy RT15: The Protection of Existing Indoor Leisure Facilities  
 Policy RT16: Noise Generating Sports  
 Policy RT17: Increasing Opportunities for Sport  
 Policy S1: New Retail Development in Town Centres  
 Policy S2: Crewe Town Centre Primary Frontages  
 Policy S3: Crewe town Centre Secondary Frontages  
 Policy S4: Nantwich Town Centre  
 Policy S5: Welsh Row, Nantwich  
 Policy S6: Sites Allocated for Retailing and/or Leisure/Entertainment Uses  
 Policy S7: Cronkinson Farm District Shopping Centre  
 Policy S8: Existing District and Local Shopping Centres  
 Policy S9: Nantwich Road, Crewe  
 Policy S10: Major Shopping Proposals  
 Policy S11: Leisure and Entertainment  
 Policy S12: Mixed Use Regeneration Areas  
 Policy S13: Village Shops  
 Policy CF1: Leighton Hospital  
 Policy CF2: Community Facilities  
 Policy CF3: Retention of Community Facilities

### **Macclesfield Borough Local Plan Saved Policies**

Policy NE1: Areas of Special County Value  
 Policy NE2: Protection of Local Landscapes  
 Policy NE3: Landscape Conservation  
 Policy NE5: Conservation of Parkland Landscapes  
 Policy NE7: Woodland Management  
 Policy NE8: Promotion and Restoration of Woodland



Policy NE9: Protection of River Corridors  
Policy NE10: Conservation of River Bollin  
Policy NE11: Nature Conservation  
Policy NE12: SSSIs, SBIs and Nature Reserves  
Policy NE13: Sites of Biological Importance  
Policy NE14: Nature Conservation Sites  
Policy NE15: Habitat Enhancement  
Policy NE16: Nature Conservation Priority Areas  
Policy NE17: Nature Conservation in Major Developments  
Policy NE18: Accessibility to Nature Conservation  
Policy BE1: Design Guidance  
Policy BE2: Preservation of Historic Fabric  
Policy BE3: Conservation Areas  
Policy BE4: Design Criteria in Conservation Areas  
Policy BE6: Macclesfield Canal Conservation Area  
Policy BE7: High Street Conservation Area  
Policy BE8: Christ Church Conservation Area  
Policy BE9: Barracks Square Conservation Area  
Policy BE12: The Edge Conservation Area  
Policy BE13: Legh Road Conservation Area  
Policy BE15: Listed Buildings  
Policy BE16: Setting of Listed Buildings  
Policy BE17: Preservation of Listed Buildings  
Policy BE18: Design Criteria for Listed Buildings  
Policy BE19: Changes of Use for Listed Buildings  
Policy BE20: Locally Important Buildings  
Policy BE21: Sites of Archaeological Interest  
Policy BE22: Scheduled Monuments  
Policy BE23: Development Affecting Archaeological Sites  
Policy BE24: Development of Sites of Archaeological Importance  
Policy GC1: Green Belt - New Buildings



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



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



Policy T22: Restoration of Land to the East of Satellite Fire Station

Policy T23: Airport Operational Area

Policy S1: Town Centre Shopping Development

Policy S2: New Shopping, Leisure and Entertainment Developments

Policy S3: Congleton Road Development Site

Policy S4: Local Shopping Centres

Policy S5: Class A1 Shops

Policy S7: New Local Shops

Policy MTC1: Prime Shopping Area

Policy MTC2: Exchange Street Redevelopment

Policy MTC3: Development in Prime Shopping Areas

Policy MTC4: Secondary Shopping Areas

Policy MTC5: Waters Green Area

Policy MTC6: Improvement of Sunderland Street

Policy MTC7: Redevelopment Area - West of Churchill Way

Policy MTC8: Redevelopment Area - Samuel Street/Park Lane

Policy MTC9: Redevelopment Area - Duke Street

Policy MTC11: Redevelopment Area: Macclesfield Station

Policy MTC12: Mixed Use Areas

Policy MTC13: Park Green Regeneration Area

Policy MTC14: Conservation of Park Green

Policy MTC15: King Edward Street Regeneration

Policy MTC16: Pedestrian Routes/Links

Policy MTC17: Jordangate and Market Place

Policy MTC18: George Street Mill Regeneration Area

Policy MTC19: Housing

Policy MTC20: Christ Church Housing Area

Policy MTC21: Reuse of Christ Church

Policy MTC22: Office Development

Policy MTC23: Pedestrianisation

Policy MTC24: Car Parks



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





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



Policy DC6: Design - Circulation & Access

Policy DC8: Design - Landscaping

Policy DC9: Design -Tree Protection

Policy DC10: Landscaping and Tree Protection

Policy DC13: Design - Noise

Policy DC14: Design - Noise

Policy DC15: Design - Provision of Facilities

Policy DC16: Design - Provision of Facilities

Policy DC17: Design - Water Resources

Policy DC18: Design - Water Resources

Policy DC19: Design - Water Resources

Policy DC20: Design - Water Resources

Policy DC21: Temporary Buildings and Uses

Policy DC22: Design - Temporary Buildings and Uses

Policy DC23: Green Belt & Countryside - Permanent Agricultural Dwellings

Policy DC24: Green Belt & Countryside - Temporary Agricultural Dwellings

Policy DC25: Green Belt & Countryside - Discharge of conditions Agricultural Dwellings

Policy DC27: Green Belt & Countryside - Storage of Caravans

Policy DC28: Green Belt & Countryside - Agricultural Buildings

Policy DC29: Green Belt & Countryside - Agricultural Buildings: siting, design & appearance

Policy DC31: Green Belt & Countryside - Gypsies

Policy DC32: Green Belt & Countryside - Equestrian Facilities

Policy DC33: Green Belt & Countryside - Outdoor Commercial Recreation

Policy DC35: Residential - Materials & Finishes

Policy DC36: Residential -Road Layouts and Circulation

Policy DC37: Residential -Landscaping

Policy DC38: Residential -Space, Light and Privacy

Policy DC40: Residential -Children's Play/Amenity Space

Policy DC41: Residential -Infill Housing Development

Policy DC42: Residential -Subdivision

Policy DC43: Residential -Side Extensions



Policy DC44: Residential -Residential Caravans  
 Policy DC45: Residential -Playgroups and Nurseries  
 Policy DC46: Residential -Demolition  
 Policy DC47: Residential -Demolition  
 Policy DC48: Retail - Shop Front Design  
 Policy DC49: Retail - Shop Front Security  
 Policy DC50: Shop Front canopies, Awnings etc.  
 Policy DC51: Adverts  
 Policy DC52: Adverts  
 Policy DC53: Adverts  
 Policy DC54: Restaurants etc  
 Policy DC55: Amusement Centres  
 Policy DC57: Community Uses - Residential Institutions  
 Policy DC60: Community Uses - Telecommunications Equipment  
 Policy DC61: Community Uses - Telecommunications Equipment  
 Policy DC62: Community Uses - Renewable Energy  
  
 Policy DC63: Community Uses - Contaminated Land  
 Policy DC64: Community Uses - Floodlighting

### **Cheshire Replacement Minerals Local Plan Saved Policies**

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



Policy 12: Conditions

Policy 13: Planning Obligations/Legal Agreements

Policy 14: Areas of Special County Value (ASCV)

Policy 15: Landscape

Policy 16: Plant and Buildings

Policy 17: Visual Amenity

Policy 18: Jodrell Bank Zone

Policy 19: Archaeology

Policy 20: Archaeology

Policy 21: Archaeology

Policy 22: Nature Conservation

Policy 23: Nature Conservation

Policy 24: Built Heritage and Historic Environment

Policy 25: Groundwater/Surface Water/Flood Protection

Policy 26: Noise

Policy 27: Noise

Policy 28: Dust

Policy 29: Agricultural Land

Policy 30: Agricultural Land - Silica Sand

Policy 31: Cumulative Impact

Policy 32: Advance Planting

Policy 33: Public Rights of Way

Policy 34: Highways

Policy 35: Alternative Forms of Transport

Policy 36: Secondary Operations

Policy 37: Hours of Operation

Policy 38: Blasting

Policy 39: Stability and Support

Policy 40: Mine Waste Disposal

Policy 41: Restoration

Policy 42: Aftercare



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

### **Cheshire Replacement Waste Local Plan Saved Policies**

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



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





**Cheshire East Council**

Email: [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk)

[www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan)

Tel: 01270 685893