

## **Cabinet**

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**Date of Meeting:** 09 July 2019

**Report Title:** Site Allocations and Development Policies Document – Publication Draft Plan

**Portfolio Holder:** Cllr Toni Fox – Planning

**Senior Officer:** Frank Jordan - Executive Director - Place

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### **1. Report Summary**

- 1.1. The Site Allocations and Development Policies Document (SADPD) forms the second part of the Council's Local Plan. The report seeks Cabinet approval of the Publication Draft version of the SADPD and to publish it for consultation. The Local Plan is central to achieving jobs growth and maintaining a strong local economy, protecting the environment and delivering the new homes needed for existing and future residents.

### **2. Recommendations**

#### **2.1. That Cabinet**

- 2.1.1. consider the recommendations of the Strategic Planning Board (see paragraph 5.21 and 5.22 );
- 2.1.2. subject to the consideration of any such recommendations, to approve the Publication Draft version of the Site Allocations and Development Policies Document (Appendix 1), its Sustainability Appraisal (Appendices 2 and 2a) and Habitats Regulation Assessment (Appendix 3) for public consultation, and approve and publish the draft Plan's supporting evidence base (listed in Appendix 6);
- 2.1.3. approve and publish the draft Statement of Common Ground (Appendix 8); and
- 2.1.4. authorise the Head of Strategic Planning to make any additional non-material changes to the consultation documents or supporting

information ahead of the consultation and prepare any additional explanatory information to support the consultation.

### **3. Reasons for Recommendations**

- 3.1. To enable public consultation to take place on the Publication Draft version of the SADPD so it can progress to examination and adoption.

### **4. Other Options Considered**

- 4.1. There is no realistic alternative to the proposed course of action. The Council has already expressed its clear intention through its Local Development Scheme and through the preparation of the SADPD to date that it intends to put in place a comprehensive set of up-to-date planning policies for the borough.

### **5. Background**

- 5.1. The first part of the Council's Local Plan, the Local Plan Strategy (LPS), was adopted in July 2017. It set out the vision and overall spatial strategy for the borough to 2030. It includes strategic policies and allocates 'strategic sites' for development.
- 5.2. The Site Allocations and Development Policies Document (SADPD) is the second part of the Local Plan. It follows the strategic lead of the LPS and allocates additional, generally non-strategic sites for development. These additional allocations will assist in ensuring that the overall development requirements for the borough, established through the LPS, are met. The SADPD establishes specific housing and employment land figures, and safeguarded land requirements, for individual Local Service Centres and identifies sites to address these where required. Additional sites are also identified at Crewe (a Principal Town) to support continued investment by Bentley and Morning Foods, two key local employers, and at Congleton, Middlewich and Poynton (Key Service Centres) to address the expected level of development for these towns set out in the LPS. The SADPD will also set out more detailed policies to guide planning application decisions. It includes a review of policy boundaries around towns and villages to guide the location of development, and for town centres to guide investment in them. Areas that need particular protection, for example, because of their importance to biodiversity and outdoor recreation, have been updated.
- 5.3. The policies and proposals in the Publication Draft SADPD sit under the strategic policies of the Local Plan Strategy. Careful consideration has also been given to national planning policies and guidance, a variety of studies, reports, statistics and other research (see 'Supporting evidence' section below), consultation feedback received to the 2017 Issues Paper and 2018

First Draft SADPD, the involvement of key stakeholders, including town and parish councils, infrastructure providers and statutory consultees (such as the Environment Agency; Historic England; and Natural England); and recommendations from the Plan's Sustainability Appraisal and Habitats Regulations Assessment.

- 5.4. A summary of the Plan's main proposals affecting individual towns and villages is set out in Appendix 4 to this report. A full list of the proposed policies in the Plan is set out in Appendix 5.
- 5.5. Upon adoption, the SADPD, alongside the LPS, will fully replace the legacy local plans prepared by the former borough councils. The SADPD does not include minerals or waste policies or make site allocations for these uses. These matters will be addressed through a separate Minerals and Waste Development Plan Document, as a third part to the Council's Local Plan.

#### SADPD progress to date

- 5.6. Consultation on the SADPD Issues Paper took place for 6 weeks between February and April 2017. It was the first opportunity for residents, developers and other organisations to give their views on the scope of the SADPD and the direction that its policies should take. The Issues Paper identified a range of matters and issues that the SADPD was likely to address, and asked a series of questions to encourage feedback on them. In parallel, consultation also took place on a draft sustainability appraisal scoping report, setting out the proposed environmental, economic and social issues against which SADPD policies and proposals would be tested. The 2017 consultation also included a 'call for sites' exercise, through which landowners and developers were invited to submit sites for consideration, to inform the selection of land allocations in the SADPD.
- 5.7. A Report of Consultation, summarising the 1,478 responses to the Issues Paper was published on the Council's website in July last year.
- 5.8. The First Draft SADPD was published for consultation between 11 September and 22 October 2018. It was close to a full draft Plan with the aim that this would allow the Council to consider detailed comments about most of its intended policies and proposals to help shape the Publication Draft version of the Plan.
- 5.9. During the consultation, a further 'call for sites' took place providing a additional opportunity to submit sites that may be suitable for Gypsy, Traveller and Travelling Showpeople accommodation.

- 5.10. A Report of Consultation, summarising the representations made to the First Draft Plan was published in February this year. In total, 3,042 comments were made by 756 respondents.

Supporting evidence

- 5.11. In line with national planning policy, the policies and proposals in the Plan have been informed by a range of relevant and proportionate evidence. This evidence base would be published alongside the Publication Draft Plan. A full list of these documents is set out in Appendix 6 to this report. They are also available to view on-line at: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>.

- 5.12. This evidence includes:

- Local Service Centre Spatial Distribution Disaggregation Report, which identifies an appropriate spatial distribution of development to individual Local Service Centres, disaggregating the headline figures for employment land and housing provision for LSCs as a whole in the LPS. This considers the socio-economic characteristics of these villages (or town in the case of Bollington) alongside their constraints (e.g. Green Belt and landscape designations) and opportunities (e.g. availability of sites to address development needs).
- Local Service Centre Safeguarded Land Distribution Report, explaining the approach taken towards the distribution of safeguarded land (land removed from the Green Belt to potentially meet longer-term development needs beyond the current Plan period) across the Local Service Centres in the northern part of the borough.
- 24 settlement reports, one for each Principal Town, Key Service Centre and Local Service Centre. The reports explain why particular sites have been selected as development allocations or as safeguarded land, how boundaries related to town centres have been defined, and how settlement boundaries have been updated, reflecting, for example, new development or planning permissions for schemes on the edge of settlements.
- Playing Pitch Strategy and Indoor Facilities Strategy updates to support the implementation of planning policies for sport and recreation.
- Strategic Green Gap Boundary Definition Report, establishing a detailed boundary around the broad areas designated as strategic

green gap in the LPS, to maintain the separation and identity of Crewe and its surrounding settlements

- Ecological Network Mapping, to understand how new development can contribute more effectively towards the borough's ecological network in line with national policy.
- Settlement and Infill Boundary Review, which sets out and applies a methodology to determine which smaller villages within the rural area should be identified as 'infill villages', and determine the position of the infill boundary around them.
- Landscape Character Assessment, which aims to ensure that decisions take into account the particular roles and character of different areas and recognise the intrinsic character and beauty of the countryside.
- Local Landscape Designation Review, providing robust and up to date evidence to protect the borough's highest quality locally valued landscapes
- Heritage Impact Assessments, to ensure there is a proper understanding of how the development of sites may affect heritage assets and where appropriate to identify mitigation measures to acceptably reduce any impacts.
- Gypsy and Traveller Accommodation Assessment (GTAA), providing up to date evidence of the need for permanent and transit pitches and Travelling Showpersons plots, taking into account the Government's updated national policy in 2015 which included a change to the definition of Gypsies and Travellers for planning purposes.
- Gypsy and Traveller Site Selection Report, providing the rationale for the selection of proposed Gypsy and Traveller sites.
- Housing Mix Study, providing evidence to assist in negotiating an appropriate mix of housing on proposed development schemes.
- Aircraft Noise Background Report providing an evidence base for the approach that the SADPD takes towards managing noise sensitive development in the vicinity of Manchester Airport.
- Retail Study Update, providing updated evidence about the need for further retail floorspace provision.

- Retail Impact Threshold Report, which sets local size thresholds for triggering the requirement for an impact test in cases where additional retail and other town centre floorspace is proposed on land outside of a town centre.
- Green Space Strategy Update, supporting policies that seek to protect and enhance green space provision through new development.
- Whole Plan Viability Assessment, which demonstrates that the cumulative requirements of planning policies, including the cost implications of CIL, will not undermine the deliverability of the Plan.
- Sustainability Appraisal (Appendix 2 and 2a), which builds upon the Sustainability Appraisal Scoping Report developed at the Issues Paper stage and the initial Sustainability Appraisal Report accompanying the First Draft version of the Plan. It considers the performance of draft policies and proposals against sustainability objectives, and reasonable alternatives. The preparation of a Sustainability Appraisal is a legal requirement and incorporates the requirements of the EU Strategic Environmental Assessment Directive. It also incorporates health impact assessment, rural proofing and equalities impact assessment.
- Habitats Regulations Assessment (Appendix 3), which is a statutory assessment of the Plan in terms of its potential impact on designated European sites.
- Green Belt Boundary Alterations Explanatory Note, which considers the approach to making non-strategic alterations to the Green Belt boundary. The note looks at the strategic context set through the LPS and considers the exceptional circumstances required to justify alterations to the Green Belt as well as site specific requirements including compensatory improvements to the remaining Green Belt, and the need to give first consideration to previously-developed land and sites well-served by public transport.

#### Policies map

- 5.13. Councils are required to prepare a policies map, setting out the spatial application of adopted local plan policies on a map base. A map booklet accompanies this report showing the spatial application of the Publication Draft SADPD policies along with LPS policies (Appendix 7). An interactive on line version of the map is also available:

#### Changing circumstances during Plan preparation

- 5.14. For most local plans, if not all, circumstances will change during the course of their preparation. This is true of the SADPD and includes:
- Updated development monitoring information - For example, the first draft of the SADPD was prepared in the context of the housing supply position as at 31st March 2017. The publication version of the Plan reflects the position one year on (31st March 2018). Where allocations are proposed at Local Service Centres, consideration has also been given to any further planning permissions granted after this date.
  - Changes to national planning policy and guidance - The NPPF was first published in March 2012. It was updated in July 2018 and then further updated with more limited revisions in February 2019. The policies and proposals of the SADPD follow the strategic lead provided by the LPS, which was prepared under the 2012 NPPF. The 2019 NPPF does not represent a radical shift in policy – but rather a development and evolution of the 2012 document. Wherever appropriate the SADPD reflects the updated policy and guidance of the 2019 NPPF.

#### Neighbourhood Development Plans (NDPs)

- 5.15. Careful consideration has been given to and account taken of the many NDPs prepared and in preparation across the borough. The aim in developing the SADPD has been to support NDPs whilst meeting the strategic requirements of the LPS.
- 5.16. There has been a significant amount of engagement with town and parish councils at each stage of the Plan's development. This has included several rounds of informal meetings.

#### Duty to co-operate

- 5.17. The Council is required to co-operate with other local authorities and other bodies on strategic planning matters that cross administrative boundaries. This was clearly a key consideration in the preparation of strategic policies in the LPS. It is not considered that any new, cross-boundary strategic matters arise through the preparation of the SADPD. This is evidenced through a proposed Statement of Common Ground (Appendix 8) which



would be published alongside the Publication Draft Plan. Neighbouring authorities and other relevant statutory and non-statutory bodies would be invited to sign a final Statement of Common Ground following consultation, which would accompany the Plan when submitted for examination.

#### The next stage of consultation

- 5.18. The next stage of public consultation would be carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Publication Draft Plan should be the version of the Plan which the Council thinks is sound and capable of adoption. Following consultation, a final decision to formally submit the Plan to the Secretary of State for independent examination would be made through a separate report to Full Council.
- 5.19. During the consultation, which must be no less than 6 weeks, representations would be invited on whether or not the Plan has met the legal requirements for its preparation and whether or not it is sound, namely that it has been positively prepared and is justified, effective and consistent with national policy. These soundness tests would be applied to non-strategic policies in a proportionate way, taking into account the extent to which they were consistent with strategic policies in the LPS. It is considered that the Plan, appended to this report, meets these tests.
- 5.20. Consultation and engagement on the Plan has been, and will continue to be, carried out in accordance with the Council's Statement of Community Involvement 2018. A Consultation Statement was prepared and published following consultation on the First Draft SADPD. This will be updated to reflect Regulation 19 consultation and submitted to the examining Inspector.

#### The views of Strategic Planning Board

- 5.21. The Strategic Planning Board (SPB) considered the Publication Draft SADPD and its supporting documents on 24 July 2019.

It resolved:

*That for the reasons set out in the report:-*

*(1) Cabinet approve for consultation the Publication Draft version of the Site Allocations and Development Policies Document (Appendix 1), its Sustainability Appraisal (Appendices 2 and 2a) and Habitats Regulation Assessment (Appendix 3) for public consultation with the consultation period to commence Monday 19 August 2019 and end Sunday 13 October 2019. In addition it was recommended that the consultation process takes*



*fully on board engagement with the settled Gypsy and Traveller communities across the Borough in areas of proposed residential and transit sites with the purpose of community cohesion for both settled and transient Travellers/Gypsy communities*

*(2) Cabinet approve and publish alongside the documents listed in (i), the draft Plan's supporting evidence base (Appendix 6) and the draft Statement of Common Ground (Appendix 8).*

5.22. In summary, the SPB supported the recommendations set out in paragraphs 2.1.2 and 2.1.3 of this Cabinet report, with two additional recommendations, that:

- the public consultation should commence on Monday 19<sup>th</sup> August and end on Sunday 13<sup>th</sup> October 2019 (following discussion about the first part of the consultation period falling within the holiday period and the need to extend it by two weeks, so it was eight weeks rather than six, to compensate for this); and
- the consultation process takes fully on board engagement with the settled Gypsy and Traveller communities across the Borough in areas of proposed residential and transit sites with the purpose of community cohesion for both settled and transient Travellers/Gypsy communities.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

6.1.1. In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'), the Council has a statutory duty to prepare planning policies and maintain an up-to-date development plan.

6.1.2. Secondary legislation relating to the preparation of development plan documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed consultation will be carried out in the stage of the plan-making process governed by Regulation 19. Regulation 19 requires councils to notify particular bodies and groups on the published Plan, and to ensure they are able to make representations on it.

6.1.3. In line with the requirements of Section 19 of the 2004 Act, the Council has carried out a Sustainability Appraisal of the proposals in the Plan and prepared a report of the findings of the Appraisal. The Plan has been prepared:

- in accordance with the Local Development Scheme that came into effect on 1<sup>st</sup> October 2018,
- having regard to national policies and advice, and
- in accordance with the Council's Statement of Community Involvement 2018.

## **6.2. Finance Implications**

6.2.1. The preparation of the Publication Plan, including public consultation on it, is resourced through the existing Spatial Planning budget. The particular resources involved in carrying out public consultation comprise officer time and up to around £2000 in printing costs.

## **6.3. Policy Implications**

6.3.1. The Local Plan is a key policy document, central to the achievement of sustainable development in Cheshire East.

## **6.4. Equality Implications**

6.4.1. The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a "relevant protected characteristic" and persons who do not share it; foster good relations between persons who share a "relevant protected characteristic" and persons who do not share it.

6.4.2. An Equality Impact Assessment is incorporated into the integrated Sustainability Appraisal of the SADPD. This will consider how development proposals and planning policies will impact on different groups within the community.

## **6.5. Human Resources Implications**

6.5.1. There are no new implications.

## **6.6. Risk Management Implications**

6.6.1. A Publication Draft Plan has been prepared taking account of the need to demonstrate the Plan's legal compliance and soundness at examination.

6.6.2. Publication is an essential stage in the progression of the SADPD and a major milestone towards its completion. Currently the Council still relies for many planning decisions on detailed planning policies adopted by the former Borough Councils. These all pre-date the NPPF by some margin

– and whilst the age of a policy is not synonymous with its usefulness, as national policy evolves there is a growing risk that older policies fall out of step with current guidelines. There is hence a significant advantage in securing the timely progression of the SADPD.

6.6.3. In a similar vein, the SADPD addresses a number of contemporary policy agendas not covered within the older plans – and such policies can only be applied with full weight once the plan is adopted.

6.6.4. With these considerations in mind, there is a sound rationale for progressing the SADPD without delay.

## **6.7. Rural Communities Implications**

6.7.1. The Local Plan has implications for rural communities across a range of policies. The draft Plan has been informed by rural proofing as part of an integrated Sustainability Appraisal.

## **6.8. Implications for Children & Young People/ Looked After Children**

6.8.1. There are a wide range of draft SADPD policies that aim to protect and enhance the health and well-being of children and young people.

## **6.9. Public Health Implications**

6.9.1. There are a wide range of draft SADPD policies that aim to support active and healthy lifestyles. These include promoting prosperity, meeting housing needs, protecting and providing open space and recreation facilities and encouraging walking and cycling. A Health Impact Assessment is incorporated into the integrated Sustainability Appraisal of the SADPD.

## **7. Ward Members Affected**

7.1. All Ward Members are affected.

## **8. Consultation & Engagement**

8.1. The report seeks approval to carry out public consultation, building on the significant consultation and engagement that has already taken place in drafting the Plan.

## **9. Access to Information**

9.1. The proposed consultation documents are appended to this report. They can also be viewed online, along with the range of supporting documents listed in Appendix 6, at: <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>.

## 10. Contact Information

- 10.1. Any questions relating to this report should be directed to the following officers:

Name: Jeremy Owens

Job Title: Development Planning Manager

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

or

Name: Adrian Fisher

Job Title: Head of Strategic Planning

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

### Appendix 1 First Draft Site Allocations and Development Policies Document

This is included in the papers for this meeting as a separately bound document.

### Appendix 2 Sustainability Appraisal

This is included in the papers for this meeting as a separately bound document.

### Appendix 2a Sustainability Appraisal (Non-technical summary)

This is included in the papers for this meeting as a separately bound document.

### Appendix 3 Habitats Regulations Assessment

This is included in the papers for this meeting as a separately bound document.

#### Appendix 4 Summary of main proposals affecting settlements

Settlement	Tier in the settlement hierarchy	Key proposals <i>(NOTE – this table does not provide an exhaustive list of policies and proposals relevant to individual settlements.)</i>
Macclesfield	Principal town	<ul style="list-style-type: none"> <li>• No additional site allocations proposed</li> <li>• Employment allocation brought forward from Macclesfield Borough Local Plan (Site EMP2.4 'Hurdsfield Road')</li> <li>• Town centre - updated primary shopping area and town centre boundary</li> <li>• Specific policy to support the future vitality and viability of Macclesfield town centre (Policy RET 11)</li> <li>• Updated settlement boundary</li> </ul>
Crewe	Principal town	<ul style="list-style-type: none"> <li>• Two further site allocations proposed to support investment in, and expansion of, key local employers <ul style="list-style-type: none"> <li>○ Site CRE 1 Land at Bentley Motors for employment purposes (to support further investment in design, research and development, engineering and production); and</li> <li>○ Site CRE 2 Land off Gresty Road for B1 and B8 employment development (to support further investment by Morning Foods on land adjacent to their existing site)</li> </ul> </li> <li>• Other employment allocations brought forward from Crewe and Nantwich Borough Local Plan (Site EMP2.1 'Western Interchange'; Site EMP 2.2 'Meadow Bridge'; Site EMP 2.3 'Land East of University Way')</li> <li>• Town centre - updated primary shopping area and town centre boundary</li> <li>• Specific policy to support the future vitality and viability of Crewe town centre (Policy RET 10)</li> <li>• Updated settlement boundary</li> <li>• Strategic Green Gap detailed boundary defined (Policy PG 13)</li> </ul>
Alsager	Key Service Centre (KSC)	<ul style="list-style-type: none"> <li>• No further site allocations proposed</li> <li>• Town centre – updated primary shopping area and town centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Congleton	KSC	<ul style="list-style-type: none"> <li>• No further housing allocations proposed</li> <li>• Proposed employment site allocation - Site CNG 1 Land off Alexandria Way (1.4 ha) for employment development</li> <li>• Town centre - updated primary shopping area and town centre boundary</li> </ul>

		<ul style="list-style-type: none"> <li>Updated settlement boundary</li> </ul>
Handforth	KSC	<ul style="list-style-type: none"> <li>No additional site allocations proposed</li> <li>Employment allocations brought forward from Macclesfield Borough Local Plan (Site EMP2.5 '61MU, Handforth'; Site EMP2.6 'Land rear of Handforth Dean Retail Park')</li> <li>Retail centre - updated primary shopping area and centre boundary</li> <li>Updated settlement boundary</li> </ul>
Knutsford	KSC	<ul style="list-style-type: none"> <li>One further site allocation proposed: <ul style="list-style-type: none"> <li>Site TS 1 Lorry park, off Mobberley Road, Knutsford for three Travelling Showperson plots</li> </ul> </li> <li>Town centre - updated primary shopping area and centre boundary</li> <li>Updated settlement boundary</li> </ul>
Middlewich	KSC	<ul style="list-style-type: none"> <li>Two further site allocations proposed: <ul style="list-style-type: none"> <li>Site MID 1 Land off St. Ann's Road residential-led, mixed use development including around 85 homes and town centre uses; and</li> <li>Site MID 2 East and west of Croxton Lane Land for around 50 new homes</li> <li>Site MID 3 Land off Centurion Way for around 75 homes</li> </ul> </li> <li>Employment allocations brought forward from Congleton Borough Local Plan (Site EMP2.7 'New Farm, Middlewich' and Site EMP2.9 'Land at British Salt, Middlewich')</li> <li>Town centre - updated primary shopping area and centre boundary</li> <li>Updated settlement boundary</li> </ul>
Nantwich	KSC	<ul style="list-style-type: none"> <li>No further allocations proposed</li> <li>Town centre - updated primary shopping area and centre boundary</li> <li>Updated settlement boundary</li> </ul>
Poynton	KSC	<ul style="list-style-type: none"> <li>Four further site allocations proposed: <ul style="list-style-type: none"> <li>Site PYT 1 Poynton Sports Club for around 80 new homes</li> <li>Site PYT 2 Land north of Glastonbury Drive for sports and leisure development (10 ha) (to enable the relocation of Poynton Sports Club and development of Site PYT 1)</li> <li>Site PYT 3 Land at Poynton High School for around 25 new homes</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ Site PYT 4 Former Vernon Infants School for around 50 new homes</li> <li>• Town centre - updated primary shopping area and centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Sandbach	KSC	<ul style="list-style-type: none"> <li>• No further site allocations proposed</li> <li>• Town centre - updated primary shopping area and centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Wilmslow	KSC	<ul style="list-style-type: none"> <li>• No further site allocations proposed</li> <li>• Town centre - updated primary and secondary shopping frontages, primary shopping area and centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Alderley Edge	Local Service Centre (LSC)	<ul style="list-style-type: none"> <li>• Three site allocations proposed: <ul style="list-style-type: none"> <li>○ Site ALD 1 Land adjacent to Jenny Heyes for around 10 new homes</li> <li>○ Site ALD 2 Ryleys Farm, north of Chelford Road for around 45 new homes</li> <li>○ Site ALD 4 - Land at north of Beech Road for around 35 new homes</li> </ul> </li> <li>• One area of safeguarded land proposed: <ul style="list-style-type: none"> <li>○ Site ALD 3 - Ryleys Farm ( 2.7ha)</li> </ul> </li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Audlem	LSC	<ul style="list-style-type: none"> <li>• One site allocation proposed: <ul style="list-style-type: none"> <li>○ Site AUD 1 Land south of Birds Nest for around 20 new homes</li> </ul> </li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Bollington	LSC	<ul style="list-style-type: none"> <li>• Three site allocations proposed: <ul style="list-style-type: none"> <li>○ Site BOL 1 Land at Henshall Road for around 40 new homes.</li> <li>○ Site BOL 2 Land at Oak Lane/Greenfield Road for around 9 new homes</li> <li>○ Site BOL 3 Land at Jackson Lane for around 6 new homes</li> </ul> </li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Bunbury	LSC	<ul style="list-style-type: none"> <li>• No site allocations proposed</li> <li>• No Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>



Chelford	LSC	<ul style="list-style-type: none"> <li>• One site allocation proposed <ul style="list-style-type: none"> <li>○ Site CFD 1 Land off Knutsford Road for around 20 new homes</li> </ul> </li> <li>• One area of safeguarded land proposed: <ul style="list-style-type: none"> <li>○ CFD 2 - Land east of Chelford Railway Station (7.8 ha)</li> </ul> </li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Disley	LSC	<ul style="list-style-type: none"> <li>• One site allocation proposed <ul style="list-style-type: none"> <li>○ Site DIS 1 Greystones allotments for around 20 new homes</li> </ul> </li> <li>• One area of safeguarded land proposed: <ul style="list-style-type: none"> <li>○ Site DIS 2 Land off Jackson's Edge Road (2.43ha)</li> </ul> </li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Goostrey	LSC	<ul style="list-style-type: none"> <li>• No site allocations proposed</li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Haslington	LSC	<ul style="list-style-type: none"> <li>• No site allocations proposed</li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Holmes Chapel	LSC	<ul style="list-style-type: none"> <li>• New employment site allocation proposed: <ul style="list-style-type: none"> <li>○ Site HCH 1 Land east of London Road for employment development (6ha)</li> </ul> </li> <li>• Employment allocation brought forward from Congleton Borough Local Plan (Site EMP2.8 'Land west of Manor Lane')</li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Mobberley	LSC	<ul style="list-style-type: none"> <li>• One site allocation proposed: <ul style="list-style-type: none"> <li>○ Site MOB 1 Land off Illford Way for employment-led, mixed use development incorporating 50 new homes</li> </ul> </li> <li>• One area of safeguarded land proposed: <ul style="list-style-type: none"> <li>○ Site MOB 2 Land north of Carlisle Close (0.40ha)</li> </ul> </li> <li>• Local (retail) centre boundary defined</li> <li>• Updated settlement boundary</li> </ul>
Prestbury	LSC	<ul style="list-style-type: none"> <li>• Two site allocations proposed: <ul style="list-style-type: none"> <li>○ Site PRE 1 Land south of cricket ground for around 10 new homes</li> <li>○ Site PRE 2 Land south of Prestbury Lane for</li> </ul> </li> </ul>

		around 35 new homes <ul style="list-style-type: none"> <li>One area of safeguarded land proposed:               <ul style="list-style-type: none"> <li>PRE 3 - Land off Heybridge Lane ( 1.21 ha)</li> </ul> </li> <li>Local (retail) centre boundary defined</li> <li>Updated settlement boundary</li> </ul>		
Shavington	LSC	<ul style="list-style-type: none"> <li>No site allocations proposed</li> <li>No Local (retail) centre boundary defined</li> <li>Updated settlement boundary</li> </ul>		
Wrenbury	LSC	<ul style="list-style-type: none"> <li>No site allocations proposed</li> <li>No Local (retail) centre boundary defined</li> <li>Updated settlement boundary</li> </ul>		
Smaller rural settlements	Other Settlements and the Rural Areas (OSRA)	<p>The following smaller rural settlements are proposed as 'infill' villages with an infill boundary (see Policy PG10 and <i>Settlement and infill boundaries review</i> [PUB 06] in the SADPD document library)</p> <ul style="list-style-type: none"> <li>Acton</li> <li>Adlington</li> <li>Arclid</li> <li>Ashley</li> <li>Astbury</li> </ul>	<ul style="list-style-type: none"> <li>Aston</li> <li>Brereton Green</li> <li>Church Minshull</li> <li>Cranage</li> <li>Eaton</li> <li>Gawsworth</li> <li>Hankelow</li> <li>Hassall Green</li> <li>Henbury</li> <li>High Legh</li> <li>Higher Hurdsfield</li> <li>Higher Poynton</li> <li>Hough</li> <li>Langley</li> <li>Lawtongate and Lawton Heath</li> <li>Lyme Green</li> </ul>	<ul style="list-style-type: none"> <li>Mount Pleasant</li> <li>Mow Cop</li> <li>Over Peover</li> <li>Pickmere</li> <li>Plumley</li> <li>Rainow</li> <li>Rode Heath</li> <li>Scholar Green</li> <li>Styal</li> <li>Sutton</li> <li>The Bank</li> <li>Weston</li> <li>Winterley</li> <li>Wybunbury</li> <li>Wychwood Village</li> </ul>
Various locations	KSC and OSRA	<ul style="list-style-type: none"> <li>Site allocations proposed for Traveller accommodation:               <ul style="list-style-type: none"> <li>Site G&amp;T 1 Land east of Railway Cottages, Nantwich (8 permanent pitches)</li> <li>Site G&amp;T 2 Land at Coppenhall Moss, Crewe (7 permanent pitches)</li> <li>Site G&amp;T 3 New Start Park, Wettenhall Road, Nantwich (8 permanent pitches)</li> <li>Site G&amp;T 4 Land at Three Oakes Caravan Park, Booth Lane, Middlewich (24 permanent pitches)</li> <li>Site G&amp;T 5 Cledford Hall, Cledford Lane,</li> </ul> </li> </ul>		

		<p>Middlewich (10 Transit pitches)</p> <ul style="list-style-type: none"> <li>○ Site G&amp;T 6 Thimswarra Farm, Dragons Lane, Moston (2 permanent pitches)</li> <li>○ Site G&amp;T 7 Land at Meadowview, Dragons Lane, Moston (4 permanent pitches)</li> <li>○ Site TS 1 Lorry park, off Mobberley Road, Knutsford (3 Travelling Showperson plots)</li> <li>○ Site TS 2 Land at Firs Farm, Brereton (10 Travelling Showperson plots)</li> </ul>
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## Appendix 5 - List of draft policies and site allocations

### **POLICIES**

#### **Planning for growth**

- PG 8 Spatial distribution of development: local service centres
- PG 9 Settlement boundaries
- PG 10 Infill villages
- PG 11 Green Belt boundaries
- PG 12 Safeguarded land boundaries
- PG 13 Strategic green gaps boundaries
- PG 14 Local green gaps

#### **General requirements**

- GEN 1 Design principles
- GEN 2 Security at crowded places
- GEN 3 Advertisements
- GEN 4 The recovery of infrastructure costs and planning obligations reduced on viability grounds
- GEN 5 Aerodrome safeguarding
- GEN 6 Airport public safety zone

#### **Natural environment, climate change and resources**

- ENV 1 Ecological network
- ENV 2 Ecological implementation
- ENV 3 Landscape character
- ENV 4 River corridors
- ENV 5 Landscaping
- ENV 6 Trees, hedgerows and woodland implementation
- ENV 7 Climate change mitigation and adaptation
- ENV 8 District heating network priority areas
- ENV 9 Wind energy
- ENV 10 Solar energy
- ENV 11 Proposals for battery energy storage systems
- ENV 12 Air quality
- ENV 13 Aircraft noise
- ENV 14 Light pollution
- ENV 15 New development and existing uses
- ENV 16 Surface water management and flood risk
- ENV 17 Protecting water resources

#### **The historic environment**

- HER 1 Heritage assets
- HER 2 Heritage at risk

- HER 3 Conservation areas
- HER 4 Listed buildings
- HER 5 Historic parks and gardens
- HER 6 Historic battlefields
- HER 7 Non-designated heritage assets
- HER 8 Archaeology
- HER 9 World heritage site

## **Rural issues**

- RUR 1 New buildings for agriculture and forestry
- RUR 2 Farm diversification
- RUR 3 Agricultural and forestry workers dwellings
- RUR 4 Essential rural worker occupancy conditions
- RUR 5 Best and most versatile agricultural land
- RUR 6 Outdoor sport, leisure and recreation outside of settlement boundaries
- RUR 7 Equestrian development outside of settlement boundaries
- RUR 8 Visitor accommodation outside of settlement boundaries
- RUR 9 Caravan and camping sites
- RUR 10 Employment development in the open countryside
- RUR 11 Extensions and alterations to buildings outside of settlement boundaries
- RUR 12 Residential curtilages outside of settlement boundaries
- RUR 13 Replacement buildings outside of settlement boundaries
- RUR 14 Re-use of rural buildings for residential use

## **Employment and economy**

- EMP 1 Strategic employment areas
- EMP 2 Employment allocations

## **Housing**

- HOU 1 Housing mix
- HOU 2 Specialist housing provision
- HOU 3 Self and custom build dwellings
- HOU 4 Houses in multiple occupation
- HOU 5 Gypsy, Traveller and Travelling Showpersons provision
- HOU 6 Accessibility, space and wheelchair housing standards
- HOU 7 Subdivision of dwellings
- HOU 8 Backland development
- HOU 9 Extensions and alterations
- HOU 10 Amenity
- HOU 11 Residential standards
- HOU 12 Housing density
- HOU 13 Housing delivery
- HOU 14 Small and medium-sized sites

## **Town centres and retail**

- RET 1 Retail hierarchy
- RET 2 Planning for retail needs
- RET 3 Sequential and impact tests
- RET 4 Shop fronts and security
- RET 5 Restaurants, cafés, pubs and hot food takeaways
- RET 6 Neighbourhood parades of shops
- RET 7 Supporting the vitality of town and retail centres
- RET 8 Residential accommodation in the town centre
- RET 9 Environmental improvements, public realm and design in town centres
- RET 10 Crewe town centre
- RET 11 Macclesfield town centre and environs

## **Transport and infrastructure**

- INF 1 Cycleways, bridleways and footpaths
- INF 2 Public car parks
- INF 3 Highway safety and access
- INF 4 Manchester Airport
- INF 5 Off-airport car parking
- INF 6 Protection of existing and proposed infrastructure
- INF 7 Hazardous installations
- INF 8 Telecommunications infrastructure
- INF 9 Utilities
- INF 10 Canals and mooring facilities

## **Recreation and community facilities**

- REC 1 Green/open space protection
- REC 2 Indoor sport and recreation implementation
- REC 3 Green space implementation
- REC 4 Day nurseries
- REC 5 Community facilities

## **SITE ALLOCATIONS**

### **Crewe**

- CRE 1 Land at Bentley Motors
- CRE 2 Land off Gresty Road

### **Congleton**

- CNG 1 Land off Alexandria Way

### **Middlewich**

- MID 1 Land off St. Ann's Road

- MID 2 East and west of Croxton Lane
- MID 3 Centurion Way

### **Poynton**

- PYT 1 Poynton Sports Club
- PYT 2 Land north of Glastonbury Drive
- PYT 3 Land at Poynton High School
- PYT 4 Former Vernon Infants School

### **Alderley Edge**

- ALD 1 Land adjacent to Jenny Heyes
- ALD 2 Ryleys Farm, north of Chelford Road
- ALD 4 Land north of Beech Road

### **Audlem**

- AUD 1 Land south of Birds Nest

### **Bollington**

- BOL 1 Land at Henshall Road
- BOL 2 Land at Oak Lane/Greenfield Road
- BOL 3 Land at Jackson Lane

### **Chelford**

- CFD 1 Land off Knutsford Road

### **Disley**

- DIS 1 Greystones allotments

### **Holmes Chapel**

- HCH 1 Land east of London Road

### **Mobberley**

- MOB 1 Land off Ilford Way

### **Prestbury**

- PRE 1 Land south of cricket ground
- PRE 2 Land south of Prestbury Lane

### **Gypsies and Travellers**

- G&T 1 Land east of Railway Cottages, Nantwich
- G&T 2 Land at Coppenhall Moss, Crewe



- G&T 3 New Start Park, Wettenhall Road, Nantwich
- G&T 4 Three Oakes Site, Booth Lane, Middlewich
- G&T 5 Cledford Hall, Cledford Lane, Middlewich
- G&T 6 Land at Thimswarra Farm, Moston
- G&T 7 Land at Meadowview, Moston

### **Travelling Showpeople**

- TS 1 Lorry park, off Mobberley Road, Knutsford
- TS 2 Land at Firs Farm, Brereton

### **Safeguarded Land**

- ALD 3 Ryleys Farm (safeguarded) (Alderley Edge)
- CFD 2 Land east of Chelford Railway Station (Chelford)
- DIS 2 Land off Jacksons Edge Road (Disley)
- MOB 2 Land north of Carlisle Close (Mobberley)
- PRE 3 Land off Heybridge Lane (Prestbury)

## Appendix 6 – List of documents published in connection with the Publication Draft SADPD

- Publication Draft Site Allocations and Development Policies Document (2019, Cheshire East Council) [PUB 01]
- Draft adopted policies map (2019, Cheshire East Council) [PUB 02]
- Publication Draft SADPD Sustainability Appraisal (2019, Cheshire East Council) [PUB 03]
- Publication Draft SADPD Sustainability Appraisal Non-technical Summary (2019, Cheshire East Council) [PUB 03a]
- Habitats Regulations Assessment: Site Allocations and Development Policies Document (2019, JBA Consulting) [PUB 04]
- Local Service Centres Spatial Distribution Disaggregation Report (2019, Cheshire East Council) [PUB 05]
- Settlement and Infill Boundaries Review (2019, Cheshire East Council) [PUB 06]
- Site Selection Methodology Report (2019, Cheshire East Council) [PUB 07]
- Strategic Green Gaps Boundary Definition Review (2019, Cheshire East Council) [PUB 08]
- Ecological Network for Cheshire East (2017, Total Environment) [PUB 09]
- Cheshire East Landscape Character Assessment (2018, LUC) [PUB 10]
- Cheshire East Local Landscape Designation Review (2018, LUC) [PUB 11]
- Employment Allocations Review (2019, Cheshire East Council) [PUB 12]
- Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018, Opinion Research Services) [PUB 13]
- Gypsy, Traveller and Travelling Showpeople Site Selection Report (2019, Cheshire East Council) [PUB 14]
- Aircraft Noise Policy Background Report (2019, Jacobs) [PUB 15]
- Threshold Policy for Main Town Centres Uses Impact Test: Evidence and Justification Report (2017, WYG) [PUB 16]
- Cheshire East Retail Study Update (2018, WYG) [PUB 17]
- Green Space Strategy Update (2019, Cheshire East Council) [PUB 18]
- Cheshire East Playing Pitch Strategy and Action Plan (2019, Knight, Kavanagh & Page) [PUB 19]
- Playing Pitch Strategy Assessment Report Update (2019, Knight, Kavanagh & Page) [PUB 19a]
- Cheshire East Indoor Built Facilities Strategy (2017, Knight, Kavanagh & Page) [PUB 20]
- Indoor Built Facilities Strategy Progress and Evidence Review (2019, Cheshire East Council) [PUB 20a]
- Alderley Edge Settlement Report (2019, Cheshire East Council) [PUB 21]

- Alsager Settlement Report (2019, Cheshire East Council) [PUB 22]
- Audlem Settlement Report (2019, Cheshire East Council) [PUB 23]
- Bollington Settlement Report (2019, Cheshire East Council) [PUB 24]
- Bunbury Settlement Report (2019, Cheshire East Council) [PUB 25]
- Chelford Settlement Report (2019, Cheshire East Council) [PUB 26]
- Congleton Settlement Report (2019, Cheshire East Council) [PUB 27]
- Crewe Settlement Report (2019, Cheshire East Council) [PUB 28]
- Disley Settlement Report (2019, Cheshire East Council) [PUB 29]
- Goostrey Settlement Report (2019, Cheshire East Council) [PUB 30]
- Handforth Settlement Report (2019, Cheshire East Council) [PUB 31]
- Haslington Settlement Report (2019, Cheshire East Council) [PUB 32]
- Holmes Chapel Settlement Report (2019, Cheshire East Council) [PUB 33]
- Knutsford Settlement Report (2019, Cheshire East Council) [PUB 34]
- Macclesfield Settlement Report (2019, Cheshire East Council) [PUB 35]
- Middlewich Settlement Report (2019, Cheshire East Council) [PUB 36]
- Mobberley Settlement Report (2019, Cheshire East Council) [PUB 37]
- Nantwich Settlement Report (2019, Cheshire East Council) [PUB 38]
- Poynton Settlement Report (2019, Cheshire East Council) [PUB 39]
- Prestbury Settlement Report (2019, Cheshire East Council) [PUB 40]
- Sandbach Settlement Report (2019, Cheshire East Council) [PUB 41]
- Shavington Settlement Report (2019, Cheshire East Council) [PUB 42]
- Wilmslow Settlement Report (2019, Cheshire East Council) [PUB 43]
- Wrenbury Settlement Report (2019, Cheshire East Council) [PUB 44]
- Call for Sites Report (2019, Cheshire East Council) [PUB 45]
- Other Settlements and Rural Areas Report (2019, Cheshire East Council) [PUB 46]
- The Approach Towards Housing Supply Flexibility (2019, Cheshire East Council) [PUB 47]
- Heritage Impact Assessments of Sites in Local Plan Site Selection (2019, Hinchliffe Heritage) [PUB 48]
- Cheshire East Residential Mix Assessment (2019, Opinion Research Services) [PUB 49]
- Note on Local Service Centres and Primary and Secondary School Capacity (2019, Cheshire East Council) [PUB 50]
- SADPD Duty to Co-operate Statement of Common Ground (2019, Cheshire East Council) [PUB 51]
- Local Plan Site Allocations and Development Policies Viability Assessment (2019, HDH Planning and Development) [PUB 52]
- Local Service Centres Safeguarded Land Distribution Report (2019, Cheshire East Council) [PUB 53]
- Local Plan Monitoring Framework (2019, Cheshire East Council) [PUB 54]

- Green Infrastructure Assessment of Cheshire East (2018, The Mersey Forest) [PUB 55]
- Green Belt Boundary Alterations Explanatory Note (2019, Cheshire East Council) [PUB 56]
- Nationally Described Space Standards (2019, Cheshire East Council) [PUB 57]
- The Approach to Small Sites (2019, Cheshire East Council) [PUB 58]

Appendix 7 – Draft Adopted Policies Map (Publication Draft SADPD version), July 2019

This document, showing the location of proposed allocations and designations arising from the Publication Draft SADPD, is included in the papers for this meeting as a separately bound document. An on-line, interactive draft policies map showing the allocations and designations arising from Publication Draft SADPD policies is also available to view at:

<https://maps.cheshireeast.gov.uk/ce/localplan/policiesmap2019publication>

Appendix 8 Duty to Co-operate Draft Statement of Common Ground

This is included in the papers for this meeting as a separately bound document.