

Appendix - Assessment of Local Plan Strategy (“LPS”) policies against the requirements of national policy			
LPS Policy	Policy Title	Compliance with National Planning Policy Framework (“NPPF”) (2021)	Rating
Policy MP 1	Presumption in Favour of Sustainable Development	This policy is still consistent with national policy to achieve sustainable development. It reflects the approach required towards decision making, albeit that NPPF ¶11(d), in applying the presumption in decision-making where development plan policies are out of date, now makes reference to the policies which are the most important for determining the application’ rather than ‘relevant policies’. NPPF 2021 changes the ordering of the two circumstances where the presumption is disapplied in decision making (¶11(d)(i) and (ii)), however this does not change the overall effect of this national policy.	Amber
Policy PG 1	Overall Development Strategy	Although overall development strategy of the LPS is consistent with the government’s objective to significantly boost the supply of homes (NPPF ¶60), the way in which the requirement for new homes is calculated has changed. The LPS housing requirement reflects the objectively assessed need for housing in the borough and was established through evidence prepared around seven years ago. It was derived using the 2012-based household projections along with a set of assumptions at that time. Changes to national planning policy now direct authorities to carry out an assessment of local housing need based on the standard method, unless, by exception, an alternative approach can be fully justified. The standard method uses the 2014-based household projections. NPPF paragraph 33 states “Relevant strategic policies will need updating at least once every 5 years if their applicable local housing need figure has changed significantly...”. The LPS housing requirement is 1,800 homes/year which is much higher than the current local housing need for the borough of 1,070 homes/year. This represents a significant change.	Red
Policy PG 2	Settlement Hierarchy	The LPS’s settlement hierarchy remains closely aligned with national policy. For example:	Green

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		<ul style="list-style-type: none"> • NPPF ¶119 looks for strategic policies to set out a clear strategy for accommodating development needs; and • NPPF ¶105 states that the planning system should actively manage patterns of growth to meet a range of transport objectives and that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. 	
Policy PG 3	Green Belt	The policy is broadly consistent with the current NPPF. The purpose of Green Belt and the presumption against inappropriate development, except in very special circumstances remain closely aligned. Since adoption of the LPS, the NPPF has introduced some minor changes to the types of development that are not inappropriate. Where development involves limited infilling or the partial or complete redevelopment of previously developed land and contributes to meeting an identified affordable housing need, it is now not inappropriate if it does not cause substantial harm to the openness of the Green Belt (rather than not having a greater impact than the existing development). In addition, material changes in the use of land where the proposals preserve the openness of the Green Belt and do not conflict with the purposes of including land within it are no longer inappropriate. These changes affect very few development proposals and can be fully considered in decision-making as a material consideration.	Amber
Policy PG 4	Safeguarded Land	The safeguarded land policy remains closely aligned with the latest NPPF which considers safeguarded land at ¶143. The LPS identifies the necessary safeguarded land between urban areas and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; and it makes clear that safeguarded land is not allocated for development at the present	Green

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		time and development will not be permitted unless a review of the Plan has taken place to allocate the land for development.	
Policy PG 5	Strategic Green Gaps	Strategic Green Gaps (SGGs) aim to provide long-term protection to prevent the coalescence of Crewe and the settlements around it, protect their setting and separate identity and retaining the existing settlement pattern, with positive effects on sustainability objectives. The policy remains closely aligned with national policy. NPPF ¶130 states that planning policies should ensure that developments are sympathetic to local character including their landscape setting. Policy PG5 identified the general extent of the SGGs and, in line with that policy, detailed boundaries are now being defined around them through the SADPD.	Green
Policy PG 6	Open Countryside	The key objective of the open countryside policy is the preservation of the countryside. This remains in closely aligned with the NPPF (¶174b) which requires planning policies to recognise the intrinsic character and beauty of the countryside. In general, the policy restricts development to that appropriate to a rural area, but also makes a number of exceptions to allow for certain types of development, which are in accordance with various paragraphs of the NPPF. In addition, the SADPD includes a number of policies related to rural areas that have been tested through examination against the latest version of the NPPF. These SADPD rural policies give further guidance on when certain types of development can be considered to be a use appropriate to a rural area and permitted under the LPS Open Countryside policy.	Green
Policy PG 7	Spatial Distribution of Development	The LPS policy is in general conformity with the NPPF, in particular, achieving sustainable development objectives (¶8), guiding development towards sustainable solutions, taking account of local circumstances and the character, needs and opportunities of each area (¶9), setting out an overall strategy for the	Amber

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		<p>pattern and scale of development (¶20) and building a strong, competitive economy (¶¶ 81 – 83). ¶66 of the NPPF (2021) sets out that strategic planning authorities should set out a housing requirement for their whole area and for designated neighbourhood areas within their strategic policies. ¶67 goes on to say that if it is not possible to provide a requirement figure for a neighbourhood area, local planning authorities should provide an indicative figure on request. The LPS was adopted in 2017, prior to the 2018 NPPF update, which introduced this requirement. Therefore, the LPS does not establish a local requirement for any neighbourhood area. However, in supporting the development of neighbourhood plans in the borough, the council does provide as much assistance as it can on this matter when requested.</p>	
Policy SD 1	Sustainable Development in Cheshire East	Policies SD1 & SD2 set out broad criterion for development, reflecting the economic, social & environmental objectives and core principles defining sustainable development set out in NPPF ¶¶ 7-10	Green
Policy SD 2	Sustainable Development Principles		
Policy IN 1	Infrastructure	The LPS policy is in general conformity with the NPPF, in particular, supporting sustainable development objectives (¶8) in identifying and coordinating the provision of infrastructure. The policy, supported by an infrastructure delivery plan, makes sufficient provision for infrastructure to support the LPS, in line with NPPF ¶20 (b, c & d). The Plan seeks to support the necessary infrastructure to support larger scale development (NPPF ¶73) and seek to address barriers to economic investment (NPPF ¶82(c)).	Green
Policy IN 2	Developer Contributions	The LPS policy is in general conformity with the NPPF. The Plan sets out the approach to affordable housing provision in line with NPPF ¶34, alongside other	Green

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		contributions. The SADPD also provides further guidance on the approach to contributions, particularly sports provision. Both the LPS and SADPD are supported by Plan wide viability assessments to ensure that policies do not undermine the deliverability of the Plan.	
Policy EG 1	Economic Prosperity	This policy is supportive of proposals for employment development in appropriate locations and is in line with the NPPF which requires policies to help create the conditions in which businesses can invest, expand and adapt.	Green
Policy EG 2	Rural Economy	Policy EG 2 encourages developments that supports the rural economy in line with NPPF ¶84.	Green
Policy EG 3	Existing and Allocated Employment Sites	Policy EG 3 seeks to protect existing employment sites for employment uses where it is appropriate to do so. The NPPF ¶123 does require a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified needs. However, the Plan already makes full provision for identified housing needs and the NPPF (¶20) also requires policies to make provision of employment uses, and to support business investment (¶¶81-82). Policy EG 3 does allow use of existing employment sites for alternative uses where this is evidenced as appropriate. It strikes an appropriate balance and remains closely aligned with the NPPF.	Green
Policy EG 4	Tourism	The policy supports tourism development in higher order settlements, supporting the economy in line with NPPF ¶¶81-83. It also supports tourism development in rural areas where appropriate and respectful of the landscape in line with NPPF ¶84c.	Green

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Policy EG 5	Promoting a Town Centre First Approach to Retail and Commerce	The LPS policy is in broad conformity with ¶¶86 – 90 of the NPPF, particularly in respect of the application of the sequential and impact retail tests, alongside setting out a hierarchy of retail centres in the borough. The emerging SADPD provides further guidance on retail / town centre matters including reviewing town centre / primary shopping area boundaries.	Green
Policy SC 1	Leisure and Recreation	Policies SC1, SC2 & SC3 seek the evidence-based delivery/protection of leisure/recreation/sports facilities in sustainable locations and that health/wellbeing is consistently considered/improved. The policies achieve the social objectives of sustainable development defined within the NPPF, particularly chapter 8: ‘Promoting healthy and safe communities’, ¶92 and 93. SADPD Chapter 11: ‘Recreation and community facilities’ also addresses the differences between NPPF 2012 and 2021.	Green
Policy SC 2	Indoor and Outdoor Sports Facilities		Green
Policy SC 3	Health and Well-Being		Green
Policy SC 4	Residential Mix	The policy is generally consistent with the NPPF in seeking a mix of dwelling types, tenures and sizes on residential development (NPPF ¶62). The policy also seeks to support a mix of housing for different groups including but not limited to older people and people wishing to commission or build their own home. Policy SC4 is further supplemented by the emerging SADPD policies HOU 1 (Housing Mix), HOU 2 (Specialist housing provision), HOU 3 (Self and Custom Build Dwellings) and policies on Gypsies and Travellers and Travelling Showpeople in the SADPD which provide for further policy guidance on housing for different groups in the community.	Green
Policy SC 5	Affordable Homes	Policy SC5 supports the provision of affordable housing and looks to secure 30% affordable housing on qualifying market housing-led schemes. The identification of thresholds for affordable housing and, in the supporting text to the policy, in setting out an indication of the type of affordable housing required it is consistent with	Red

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		<p>NPPF ¶62. In line with NPPF ¶20 the policy makes sufficient provision for affordable housing to meet objectively assessed needs. However, the definition of affordable housing has been updated since the 2012 NPPF and the adoption of the LPS. The emerging SADPD includes the updated definition in its glossary. ¶64 of the NPPF states that provision of affordable housing should only be sought for residential development involving 10 or more homes. By contrast, the LPS does not reflect this threshold for affordable housing provision. It sets a threshold of 15 or more homes in Principal Towns and Key Services Centres and 11 or more homes in Local Service Centres and other locations. In addition the LPS identifies site size thresholds which the NPPF does not.</p> <p>¶65 of the NPPF expects at least 10% of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups (with listed exemptions). This is not reflected in LPS policy SC 5.</p> <p>Policy SC 5 also does not reflect the introduction of First Homes, announced through a Written Ministerial Statement in May 2021 and included in National Planning Practice Guidance. First Homes are a specific kind of discounted market sale housing falling within the definition of ‘affordable housing’ for planning purposes. They are the government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. Councils are expected to implement First Homes by updating their local plan policies. Under transitional arrangements, because the SADPD had been submitted for examination before the Ministerial Statement, it is not required to address this new national policy. However, the</p>	

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		Ministerial Statement makes clear that the government wishes to see the introduction of First Homes requirements in local plans at the earliest opportunity.	
Policy SC 6	Rural Exceptions Housing for Local Needs	The approach is consistent with ¶78 of the NPPF in providing opportunities to bring forward rural exception sites that provide affordable housing to meet identified local needs and a policy approach to the consideration of whether allowing some market housing (through cross subsidy) would help facilitate this.	Green
Policy SC 7	Gypsies and Travellers and Travelling Showpeople	The LPS policy is consistent with NPPF ¶62 (footnote 27) in setting out the need for pitches and plots in the borough, albeit the SADPD (once adopted) will update Gypsy and Travellers and Travelling Showpeople housing needs in line with the definition included in Annex 1 of the Planning Policy for Traveller Sites. Policy SC7 is in general conformity with the Planning Policy for Travellers Sites (2015) and will be further supplemented by policies and allocations in the emerging SADPD to provide for a five-year deliverable supply of sites and sufficient sites to meet needs across the Plan period, once adopted.	Green
Policy SE 1	Design	Chapter 12 (achieving well-designed places) of the 2021 NPPF has placed an increased focus on making beautiful and sustainable places and the use of plans, design policy, guidance and codes is encouraged. LPS policy SE1 is broadly consistent with the approach in seeking to support development proposals that make a positive contribution to their surroundings. LPS Policy SE1 refers to the importance of masterplanning, design coding and Building for a Healthy Life 12, which are still referenced in the NPPF. The SADPD, through emerging policies GEN 1 (Design Principles) and policy ENV 6 ‘Trees, Hedgerows and Woodland Implementation) also seeks to reflect the updated guidance contained in the NPPF, for example, the consideration of ensuring new streets are tree-lined.	Green

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Policy SE 2	Efficient Use of Land	Policy SE2 encourages the re-use of brownfield land, safeguards natural resources and resists windfall development likely to place excessive demand upon existing infrastructure (without mitigation). These are consistent themes throughout national policy. Prioritising the re-use of brownfield land is specifically cited within in NPPF Chapter 11 ‘Making effective use of land’.	Green
Policy SE 3	Biodiversity and Geodiversity	This policy remains closely aligned with national policy set out in Chapter 15 of the NPPF, ‘Conserving and enhancing the natural environment’.	Green
Policy SE 4	The Landscape	This policy remains closely aligned with national policy set out in NPPF Chapter 12 ‘Achieving well designed places which, in ¶130, states that planning policies should ensure that development are sympathetic to local character including the surrounding landscape setting. Policy SE 4 is also closely aligned with NPPF chapter 15, ‘Conserving and enhancing the natural environment’ which, amongst other things, in ¶174 states that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.	Green
Policy SE 5	Trees, Hedgerows and Woodland	This policy remains closely aligned with national planning policy, including ¶131 which further recognises the contribution that trees make to the character and quality of urban environments. NPPF ¶174 states that planning policies should contribute to and enhance the natural and local environment by recognising the wider benefits from natural capital and ecosystem services, including the economic and other benefits of trees and woodland.	Green
Policy SE 6	Green Infrastructure	This policy remains closely aligned with national planning policy. Councils are encouraged to have planning policies to protect and enhance green infrastructure to support healthy lifestyles in the interests of health and well-being, to achieve attractive places and to support biodiversity.	Green

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Policy SE 7	The Historic Environment	Policy SE7 seeks to conserve and enhance the historic environment in line with NPPF Chapter 16: Conserving and enhancing the historic environment. LPS policy SE7 has been supplemented by policies in Chapter 5 : ‘The historic environment’ of the SADPD which have provided additional non-strategic policy detail.	Green
Policy SE 8	Renewable and Low Carbon Energy	This policy is consistent with the NPPF in seeking to achieve national aims to provide a positive approach to renewable energy schemes and low carbon energy generation, while ensuring that adverse impacts are addressed satisfactorily – including cumulative landscape and visual impacts (NPPF ¶155). LPS policy SE8 has been supplemented by policies in the SADPD which have provided additional detailed guidance on this matter, including on wind & solar energy and supporting infrastructure including battery storage. In line with NPPF ¶158 (& footnote 54), the SADPD also identifies areas as suitable for wind energy development. The LPS is consistent with footnote 54 with reference to the planning impacts and community views on wind turbines.	Green
Policy SE 9	Energy Efficient Development	This policy is consistent with NPPF ¶157 in providing local requirements for decentralised energy supply including District Heating Network Priority Areas. Policy SE9 is also consistent with ¶152 in supporting transition to a low carbon future and seeking to reduce greenhouse gas emissions. This is supported in the emerging SADPD with policy ENV 7 (Climate Change) which seeks to provide additional guidance including references to energy efficiency and low carbon energy targets and also reference to physical protection measures for vulnerable development and infrastructure to ensure the future resilience of communities and infrastructure to climate change impacts, in line with ¶153 of the NPPF.	Green

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Policy SE 10	Sustainable Provision of Minerals	The policy remains broadly consistent with national planning policy, however the Council is bringing forward further planning policies for minerals through a separate Minerals and Waste Plan (MWP). LPS Policy SE 10 is proposed to be updated as part of the MWP. A separate report about the next steps in preparing the MWP is included on this agenda.	Amber
Policy SE 11	Sustainable Management of Waste	The policy remains broadly consistent with national planning policy, however the Council is bringing forward further planning policies for waste through a separate Minerals and Waste Plan. This Policy SE 11 is proposed to be updated as part of the MWP. A separate report about the next steps in preparing the MWP is included on this agenda.	Amber
Policy SE 12	Pollution, Land Contamination and Land Instability	Policy SE12 aims to prevent development causing pollution that would harm people or the environment. This is consistent with the environmental objectives of sustainable development and cited particularly within NPPF ¶¶183-188. SADPD policies ENV12, ENV13 and ENV14 will also provide detailed policies to help manage air, noise, and light pollution (respectively).	Green
Policy SE 13	Flood Risk and Water Management	Policy SE13 seeks to protect development from unacceptable flood risks and seeks to avoid increasing flood risk elsewhere through new development by requiring Flood Risk Assessments, applying the sequential tests and providing SUDS. These are also required within NPPF paras 159-169.	Green
Policy SE 14	Jodrell Bank	This policy remains closely aligned with NPPF Chapter 16: ‘Conserving and enhancing the historic environment’ by affording the significance of this internationally important historic asset appropriate protection. Since the adoption of the LPS, the Jodrell Bank Observatory has been inscribed on the World Heritage List, recognised in Policy HER 9 of the emerging SADPD.	Green

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Policy SE 15	Peak District National Park Fringe	This policy remains closely aligned with national planning policy, in particular NPPF ¶174 which expects planning policies to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.	Green
Policy CO 1	Sustainable Travel and Transport	Policy CO 1 supports sustainable travel and transport by seeking to reduce the need to travel (in line with NPPF ¶105), improve conditions for pedestrians and cyclists (in line with NPPF ¶¶92,104,106 and 112), improve public transport provision and integration (in line with NPPF ¶¶104 and 112) and to improve freight transport routes (in line with NPPF ¶¶106,110 and 112). Sustainable travel remains an important part of the NPPF which Policy CO 1 reflects.	Green
Policy CO 2	Enabling Business Growth Through Transport Infrastructure	Policy CO 2 seeks to reduce the need to travel (in line with NPPF ¶105), enables development by supporting transport infrastructure and modal shift (in line with NPPF Chapter 9 ‘Promoting sustainable transport’ and various sections requiring support for investment in infrastructure) and encourages recreational and other uses for disused transport corridors. It remains closely aligned with the NPPF.	Green
Policy CO 3	Digital Connections	Policy CO3 supports improvements to digital communication networks, which is also a priority set out in NPPF chapter 10: ‘Supporting high quality communications’.	Green
Policy CO 4	Travel Plans and Transport Assessments	Policy CO 4 requires proposals for major developments that are likely to generate significant additional journeys to provide transport assessments and travel plans where appropriate. This remains closely aligned with the NPPF (¶113).	Green