

Cheshire East Local Plan

Schedule of Proposed Main Modifications to the Local Plan Strategy - Proposed Changes (March 2016 Version)

February 2017



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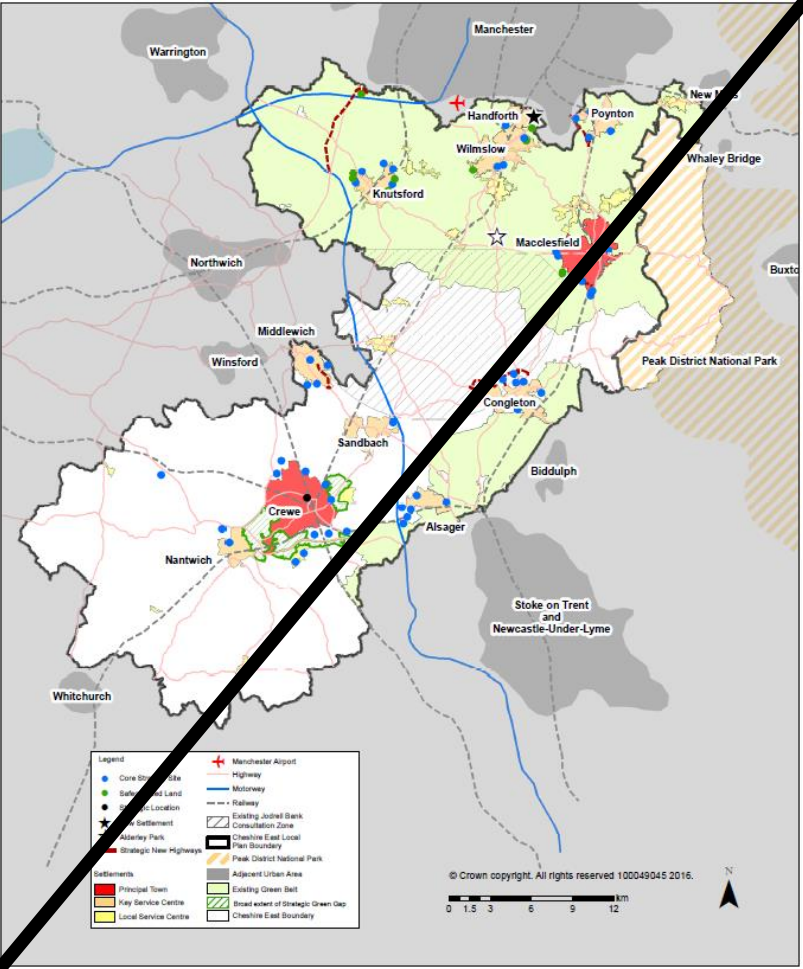
The following Main Modifications are changes that have arisen through the examination process, materially affect the policies and are required to make the Local Plan Strategy – Proposed Changes (March 2016 Version) sound and capable of adoption.

All the amendments made to the Submitted Local Plan Strategy [SD 001] which were incorporated into the Local Plan Strategy – Proposed Changes (March 2016 Version) (the “Revised LPS”) [RE F003] were subject to a full and unfettered process of public consultation between 4 March and 19 April 2016. Representations on these modifications have been fully considered by both the Inspector and the Council, including at the last 6 week series of examination hearings. Consequently, there is no requirement or need for any of these amendments to be consulted on again.

This draft schedule sets out the further Main Modifications to the Revised LPS [RE F003]. They arise from consideration of representations submitted to the consultation on the Revised Plan and following discussions at the examination hearing sessions.

In terms of presentation, the deletion of text is denoted with a bold 'strike through' (~~**strike through**~~), with inserted new text as bold underlined (**new text**).

Page and paragraph number references are provided for the Local Plan Strategy – Proposed Changes (March 2016 Version) (the “Revised Plan”) [RE F003] and the Local Plan Strategy Proposed Changes (Clean Version) March 2016 [RE F006].

Ref	Page No.	Policy / Section	Proposed Modification New text: <u>underlined</u> ; Deleted text strike through .
MM01	[RE F003] p3 [RE F006] p5	Key Diagram (Figure 1.1)	<p>Replace Figure 1.1 'Cheshire East Local Plan Strategy Key Diagram':</p> 

MM02	[RE F003] p45 [RE F006] p48	Vision for Cheshire East in 2030	<p><i>Amend third paragraph of 'Vision for Cheshire East in 2030':</i></p> <p>Well designed new employment and housing development will have been developed to fully meet identified needs in locations that reduce the need to travel. The infrastructure to support</p>

			<p>this growth will have been delivered in partnership with other organisations, whilst maximising and enhancing those built and natural features most valued across the Borough. In the main, new development will have been directed to the Principal Towns of Crewe and Macclesfield to support regeneration priorities, and to the Key Service Centres of the Borough which provide a good range of services and facilities. In addition, a new Sustainable Village will have been created in the north of the Borough, which will provide a new economic focus, benefiting from its closeness to Manchester Airport and Greater Manchester. This development will help meet housing needs for the Borough and provide a range of community infrastructure in a well designed, sustainable and green environment.</p>
MM03	[RE F003] p56 and p61; [RE F007] p56 and p60	Policy PG 1 Overall Development Strategy	<p><i>Amend Policy PG 1 Criterion 2:</i></p> <p>2. Sufficient land will be provided to accommodate the full, objectively assessed needs for the Borough of at least a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year.</p> <p><i>Insert new paragraph 8.9a after ¶8.9:</i></p> <p><u>8.9a Following the completion of the Housing Development Study (2015), the Council in line with the Planning Practice Guidance (ID-2a-016) has considered the latest available information from the 2014-based household projections (period 2014 – 2039) published by CLG in July 2016. These represent a modest reduction which does not warrant a change to the planned approach in the dwellings projection set out in policy PG1 Overall Development Strategy.</u></p>

Insert new paragraph 8.18a after ¶8.18:

8.18a The Council fully intends to meet the requirement of delivering 36,000 dwellings over the Plan period, taking in to consideration a number of key components of supply which includes, Commitments (as at 31 March 2016), Completions (between 01 April 2010 and 31 March 2016), contributions from Strategic Sites and Locations, proposed Site Allocations DPD and a Small Sites Windfall Allowance. The full extent of these contributions and their role in meeting and exceeding the housing requirement (allowing for a robust level of Plan flexibility) is summarised below and set out fully within Appendix E.

Update Table 8.2 with Housing Supply at 31 March 2016:

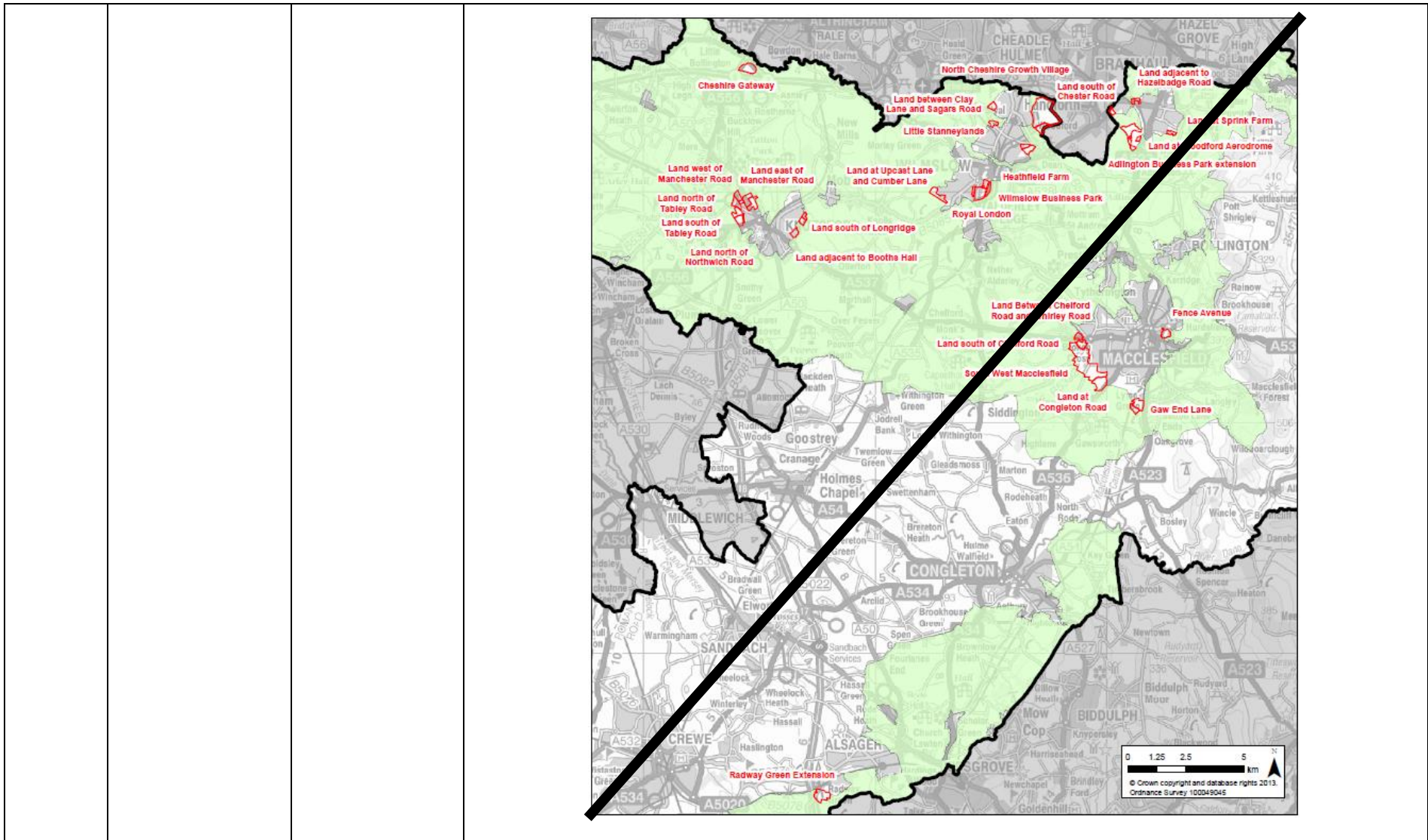
Housing Land Supply	Net Dwellings	
Net completions 01/04/10 - 31/03/11	709 659	
Net completions 01/04/11 - 31/03/12	778	
Net completions 01/04/12 - 31/03/13	614	
Net completions 01/04/13 - 31/03/14	713	
Net completions 01/04/14 – 31/03/15	1,236	
Net completions 01/04/15 – 30/09/15^(a) 31/03/16⁽²⁾	764 1,473	
Planning Permissions at 30th September 2015^(b)	Sites under construction	5,063
	Full planning permission	2,233
	Outline planning permission	3,097
	Subject to Section 106 Agreement	756
Commitments (excluding commitments on Strategic Sites)	10,822	
Contribution from Strategic Sites and Locations	18,555	
Contribution to be made through the Site Allocations and Development Policies Document	3,335	
Small Sites Windfall Allowance	1,375	

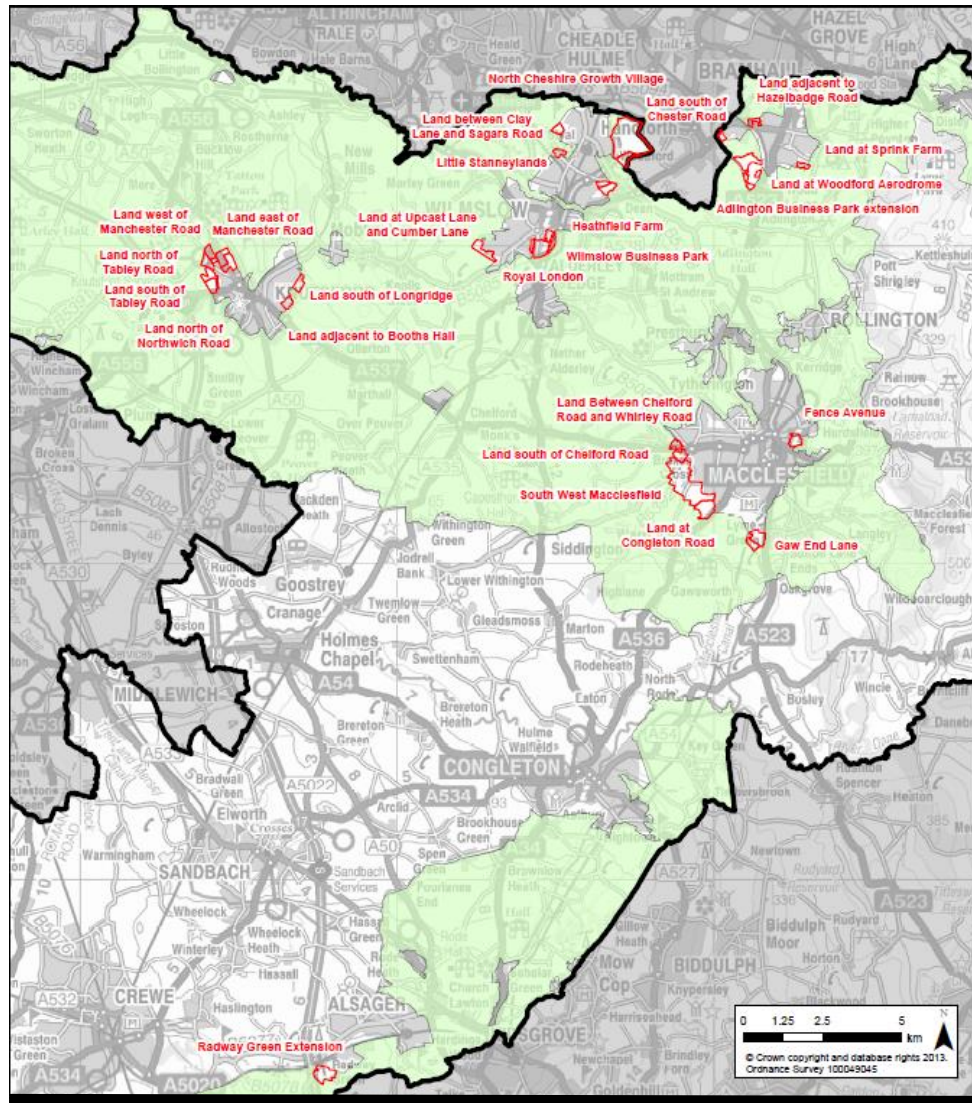
			<table border="1"> <tr> <td>Total completions and planning permissions</td> <td>15,960</td> </tr> <tr> <td></td> <td><u>39,560</u></td> </tr> </table> <p>Table 8.2 Housing Completions and Permissions⁽⁴⁰⁾ <u>Supply</u>⁽¹⁾ at 31 March 2016</p> <p>(40) Annual Completions data now includes C2 uses factored in to the calculations [In table (a) Latest available data (b) The Planning Permissions at 30th September 2015 include 4,954 dwellings on sites included within Strategic Sites allocations that fall in these categories. The Commitments column in Appendix A excludes any permissions on Strategic Sites to prevent double counting]</p> <p><u>(1) Annual Completions data now includes C2 uses factored in to the calculations</u></p> <p><u>(2) Latest available data</u></p> <p><u>(3) The 'Planning Permissions at 31st March 2016' include 6,402 dwellings on sites included within Strategic Sites allocations that fall in these categories. This table does not include any additional allowances made to avoid double counting as a result of Strategic Locations SL 1 and SL 4, these allowances are subsequently made in the Commitments column in Appendix A.</u></p>	Total completions and planning permissions	15,960		<u>39,560</u>
Total completions and planning permissions	15,960						
	<u>39,560</u>						
MM04	[RE F003] p64 and p66; [RE F006] p63-p66	Policy PG 2 Settlement Hierarchy	<p><i>Amend the "Vision for Local Service Centres":</i></p> <p>Vision for Local Service Centres</p> <p>In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances.</p> <p><i>Amend paragraph 8.34:</i></p> <p>8.34 In the <u>Local Service Centres</u> and other settlements and rural areas, the Local Plan</p>				

			<p>Strategy approach is to support an appropriate level of small scale infill development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear need exists, which is not more appropriately met in a larger nearby settlement. Development will be restricted to locations well related to the built-up extent of these settlements. The identification of such sites will be achieved through the allocation of suitable sites and / or the designation of settlement boundaries addressed as part of the Site Allocations and Development Policies Development Plan Document and / or in Neighbourhood Plans, where these come forward. In the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre, it is anticipated that development needs will largely be provided for in Holmes Chapel.</p> <p><i>Amend paragraph 8.35:</i></p> <p>8.35 Notwithstanding the above settlement hierarchy, the The Local Plan Strategy also includes the new North Cheshire Growth Village at Handforth East. This new village will be designed to the highest environmental standards, acting as best practice examples for future design and construction. Consideration will be given to its position in the settlement hierarchy once it is built and It will embody sustainable development principles including:</p> <ul style="list-style-type: none"> • High quality amenities including shops, schools and sports facilities • A network of green open spaces, parks and gardens • Employment opportunities close at hand • Renewable on-site energy production capable of supplying heat and power to every home where appropriate
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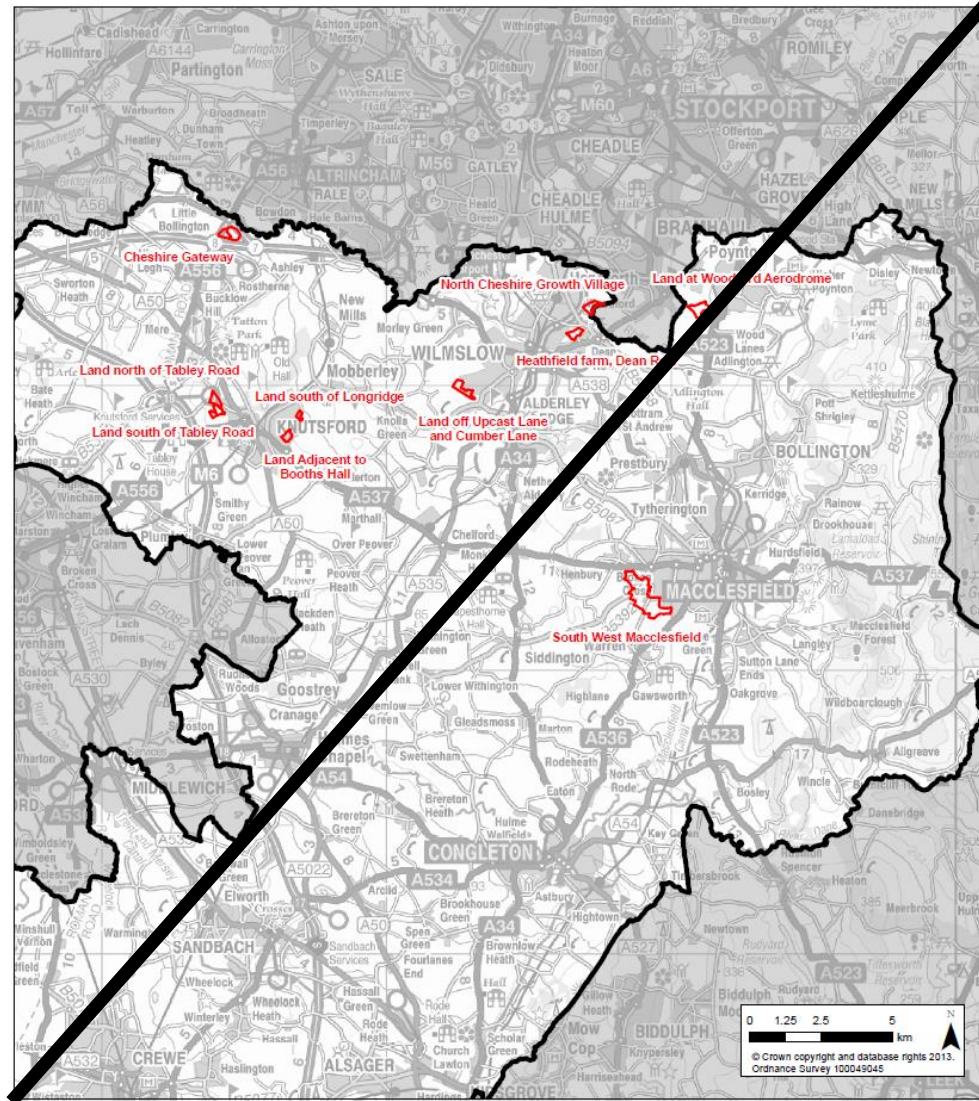
			<ul style="list-style-type: none"> • User-friendly public transport systems, encouraging people to use buses, cycles and walkways • Efficient recycling and waste management
MM05	[RE F003] p68 and p72 [RE F006] p67 and p70	Policy PG 3 Green Belt	<p><i>Amend Policy PG 3 Criterion 5:</i></p> <p>5. The extent of the existing Green Belt⁽⁴¹⁾ remains unchanged, apart from the removal of land from the Green Belt associated with the following sites (shown in Figure 8.1):</p> <ol style="list-style-type: none"> Site CS 9 'Land East of Fence Avenue, Macclesfield' Site CS 10 'Land at Congleton Road, Macclesfield' Site CS 40 'Land south of Chelford Road, Macclesfield' Site CS 11 'Gaw End Lane, Macclesfield' Site CS 41 'Land between Chelford Road and Whirley Road, Macclesfield' Site CS 32 (Safeguarded) 'South West Macclesfield' Site CS 15 'Radway Green Extension, Alsager' Site CS 30 'North Cheshire Growth Village, Handforth East' Site CS 49 'Land between Clay Lane and Sagars Road, Handforth' Site CS 34 (Safeguarded) 'North Cheshire Growth Village Extension' Sites CS 18 (A), (B) and (C) 'North West Knutsford' Site CS 50 'Land south of Longridge, Knutsford' Site CS 53 (Safeguarded) 'Land south of Tabley Road, Knutsford' Site CS 33 (Safeguarded) 'Land north of Tabley Road, Knutsford' Site CS 51 (Safeguarded) 'Land south of Longridge, Knutsford'

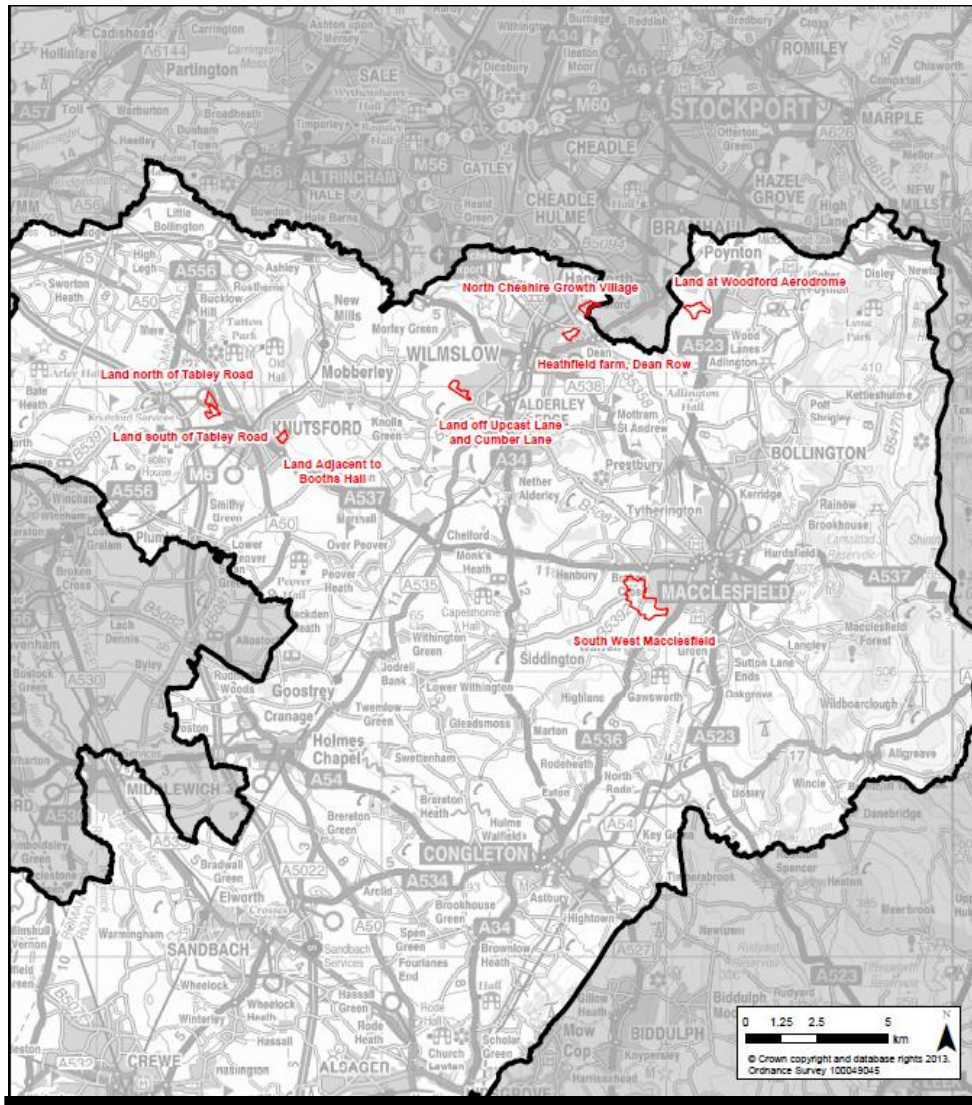
		<p> xvi. <u>xv.</u> Site CS 52 (Safeguarded) 'Land adjacent to Booths Hall, Knutsford' xvii. <u>xvi.</u> Site CS 57 'Land adjacent to Hazelbadge Road, Poynton' xviii. <u>xvii.</u> Site CS 58 'Land at Sprink Farm, Poynton' xix. <u>xviii.</u> Site CS 59 'Land south of Chester Road, Poynton' xx. <u>xix.</u> Site CS 60 'Adlington Business Park Extension, Poynton' xxi. <u>xx.</u> Site CS 65 (Safeguarded) 'Woodford Aerodrome, Poynton' xxii. <u>xxi.</u> Site CS 26 'Royal London including land to the west of Alderley Road, Wilmslow' xxiii. <u>xxii.</u> Site CS 27 'Wilmslow Business Park' xxiv. <u>xxiii.</u> Site CS 61 'Land at Little Stanneylands, Wilmslow' xxv. <u>xxiv.</u> Site CS 62 'Heathfield Farm (allocation), Wilmslow' xxvi. <u>xxv.</u> Site CS 63 (Safeguarded) 'Land at Heathfield Farm, Wilmslow' xxvii. <u>xxvi.</u> Site CS 36 (Safeguarded) 'Land at Upcast Lane / Cumber Lane, Wilmslow' xxviii. Site CS 64 (Safeguarded) 'Cheshire Gateway' </p> <p> <i>Replace Figure 8.1 'General Extent of the Existing Green Belt Showing Sites Proposed to be Removed':</i> </p>
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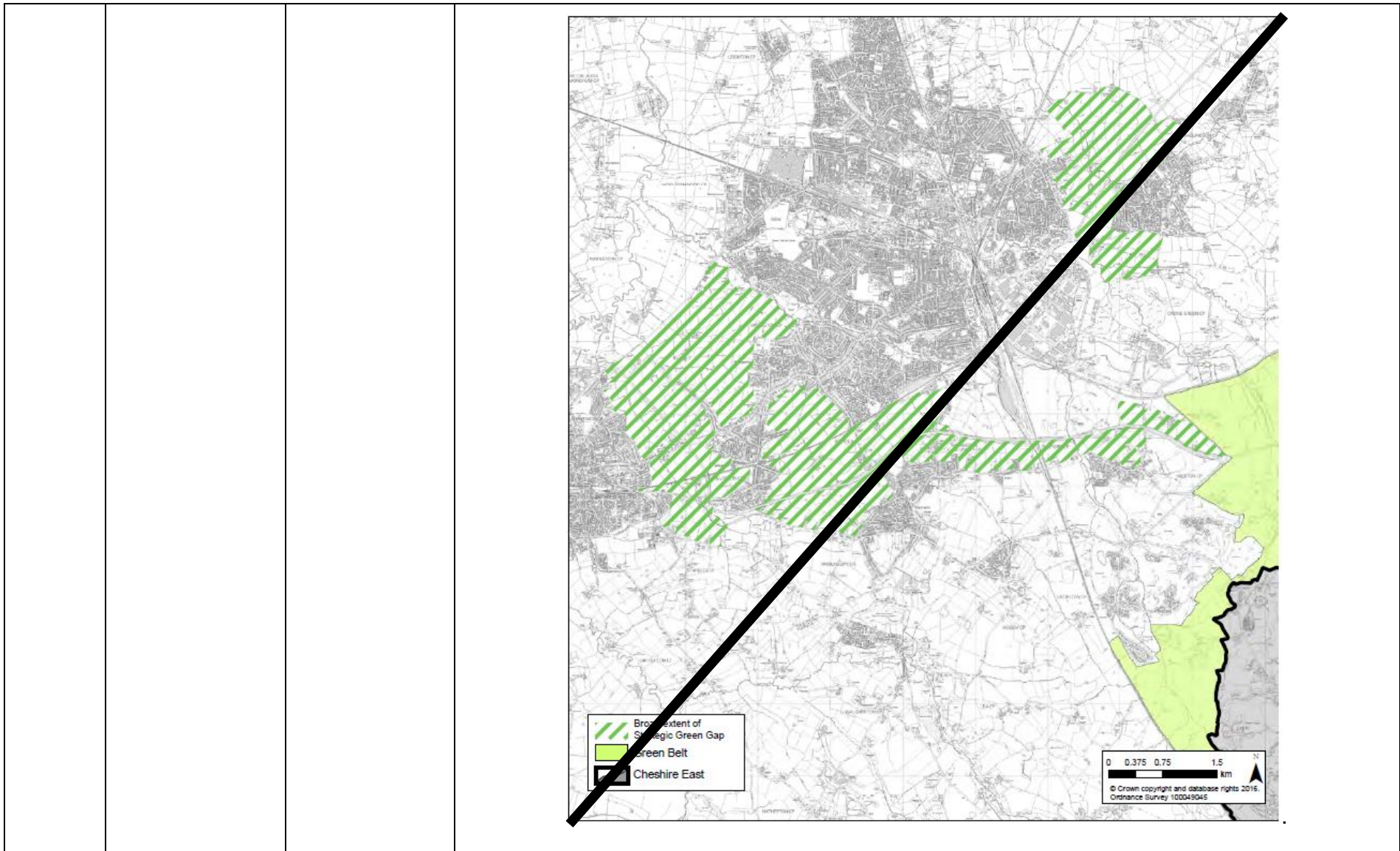
MM06	[RE F003] p74 and p78; [RE F006] p71 and p74	Policy PG 4 Safeguarded Land	<p><i>Amend Policy PG 4 Criterion 5:</i></p> <p>5. The areas of Safeguarded Land are (shown in Figure 8.3):</p> <ul style="list-style-type: none"> i. Site CS 32 (Safeguarded) ‘South West Macclesfield’ (103 95.7 hectares) ii. Site CS 34 (Safeguarded) ‘North Cheshire Growth Village Extension’ (14 hectares) iii. Site CS 53 (Safeguarded) ‘Land south of Tabley Road, Knutsford’ (11 hectares) iv. Site CS 33 (Safeguarded) ‘Land north of Tabley Road, Knutsford’ (11 hectares) v. Site CS 51 (Safeguarded) ‘Land south of Longridge, Knutsford’ (4 hectares) vi. v. Site CS 52 (Safeguarded) ‘Land adjacent of Booths Hall, Knutsford’ (8.7 hectares) vii. vi. Site CS 61 (Safeguarded) ‘Woodford Aerodrome, Poynton’ (22 hectares) viii. vii. Site CS 63 (Safeguarded) ‘Land at Heathfield Farm, Wilmslow’ (9 hectares) ix. viii. Site CS 36 (Safeguarded) ‘Land at Upcast Lane and Cumber Lane, Wilmslow’ (15 hectares) x. Site CS 64 (Safeguarded) Cheshire Gateway (9 hectares) <p><i>Replace Figure 8.3 ‘Safeguarded Land’:</i></p>
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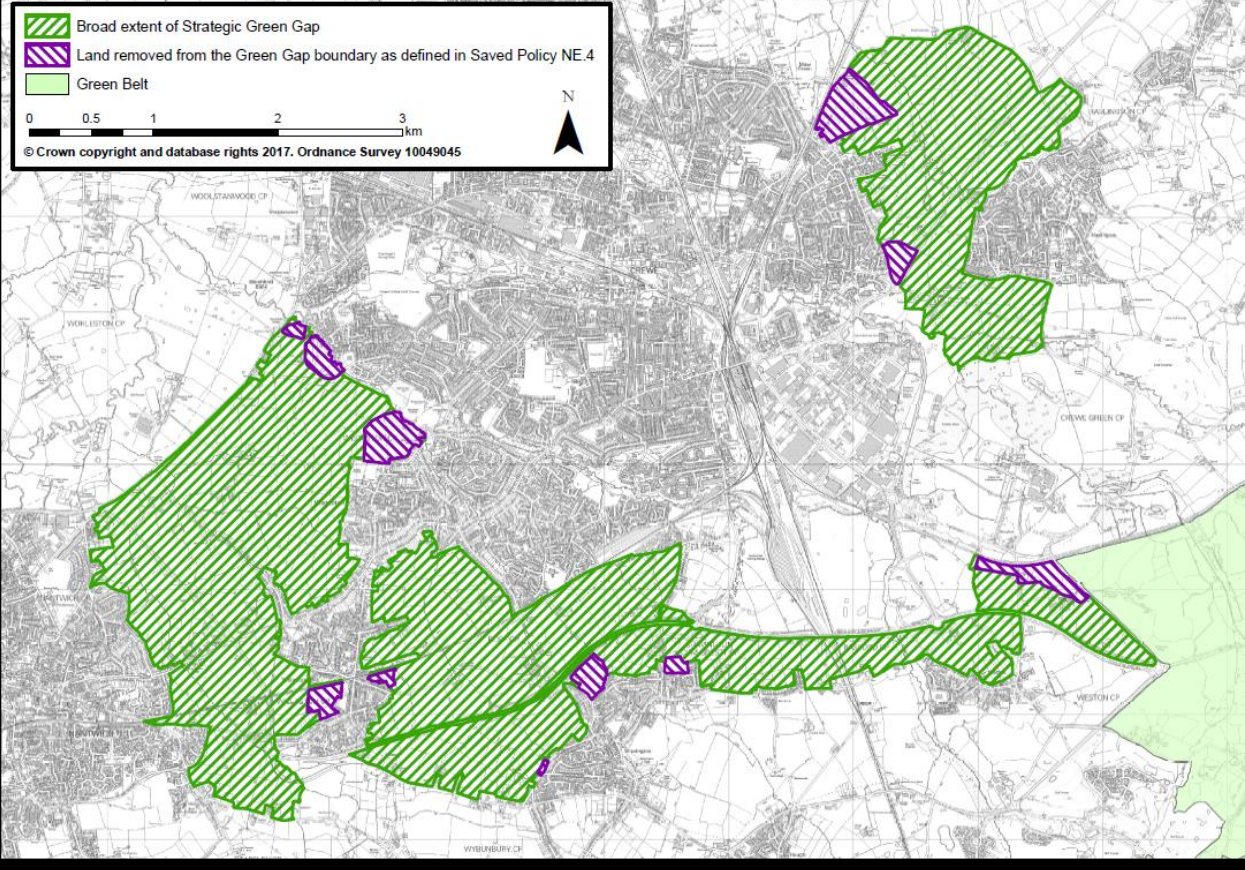




MM07	[RE F003] p79 and p80 [RE F006] p75	Policy PG 4a Strategic Green Gaps	<p><i>Amend Policy PG 4a Criterion 1:</i></p> <p>1. The areas Areas between the following settlements are defined as Strategic Green Gaps:</p> <ul style="list-style-type: none"> i. Willaston / Wistaston / Nantwich / Crewe; ii. Willaston / Rope / Shavington / Crewe; iii. Crewe / Shavington / Basford / Weston; and iv. Crewe / Haslington. <p><i>Amend Policy PG 4a Criterion 4:</i></p> <p>4. Within Strategic Green Gaps, policy PG 5 (Open Countryside) will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings of land which would:</p> <ul style="list-style-type: none"> i. Result in erosion of a physical gap between any of the settlements named in this policy; or ii. Adversely affect the visual character of the landscape; <u>or</u> iii. <u>Significantly affect the undeveloped character of the Green Gap, or lead to the coalescence between existing settlements.</u> <p><i>Amend paragraph 8.63c:</i></p> <p>8.63c The identification of Crewe as a spatial priority for growth brings significant opportunities for this area, but also some challenges. As Crewe grows to fulfil its potential it will become increasingly important to maintain the distinctive identity of Nantwich and other nearby settlements and to prevent them from merging into a Greater Crewe urban area. <u>Accordingly it is not just the narrowest of gaps that are important – to maintain the sense of separation</u></p>
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		<p><u>a broader area of open land is necessary – including that adjoining smaller settlements.</u></p> <p><i>Amend paragraph 8.63e:</i></p> <p>8.63e The detailed boundaries of the Strategic Green Gaps will be defined through the Site Allocations and Development Policies Document and shown on the Adopted Policies Map. <u>This will allow for the full spatial definition of the policy and its delineation to an ordnance survey base.</u> Until that time, the Green Gap boundaries, as defined in the saved policy NE.4 of the Borough of Crewe and Nantwich Replacement Local Plan will remain in force, apart from where specific changes are proposed in this document through the allocation of Local Plan Strategy sites, <u>or where significant development proposals (10 or more residential units / 1,000 + sq.m. floorspace) adjacent to the urban area have an uncontested planning permission (or have been completed).</u> <u>The land to north of Moorfields, Willaston currently has planning permission for residential development (13/3688N) but remains in the Green Gap pending the outcome of the Supreme Court judgement. The judgement of the Supreme Court will subsequently be reflected in the detailed boundary of the Strategic Green Gap defined through the Site Allocations and Development Policies Document and shown on the Adopted Policies Map.</u></p> <p><i>Replace Figure 8.3a ‘Strategic Green Gaps’</i></p>
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MM08	[RE F003] p81 and p85; [RE F006] p78 and p81	Policy PG 5 Open Countryside	<p><i>Amend Policy PG 5 Criterion 3(i):</i></p> <p>i. where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; limited affordable housing, in accordance with the criteria contained in Policy SC6 ‘Rural Exceptions Housing for Local Needs’; or where the dwelling is exceptional in design and sustainable development terms;</p>

			<p><i>Amend Policy PG 5 Criterion 3(iii):</i></p> <p>iii. for the replacement of an existing buildings <u>(including dwellings)</u> by a new dwelling <u>buildings</u> not materially larger than the dwelling <u>it</u> <u>buildings they</u> replaces.</p> <p><i>Amend the ‘Macclesfield’ row in Table 8.2a ‘Settlements with a Defined Settlement Boundary’:</i></p> <table border="1" data-bbox="797 512 2047 919"> <thead> <tr> <th data-bbox="797 512 1025 636">Settlement</th> <th data-bbox="1025 512 1227 636">Local Plan Strategy Settlement Hierarchy</th> <th data-bbox="1227 512 1424 636">Description</th> <th data-bbox="1424 512 1648 636">Saved Policy</th> <th data-bbox="1648 512 2047 636">Settlement boundary amended to include Local Plan Strategy sites</th> </tr> </thead> <tbody> <tr> <td data-bbox="797 636 1025 919">Macclesfield</td> <td data-bbox="1025 636 1227 919">Principal Town</td> <td data-bbox="1227 636 1424 919">Settlement boundary defined by Green Belt inset boundary</td> <td data-bbox="1424 636 1648 919">Macclesfield Borough Local Plan GC1</td> <td data-bbox="1648 636 2047 919">CS9 Land East of Fence Avenue; CS10 Land off Congleton Road; CS 40 Land south of Chelford Road; <u>CS11 Gaw End Lane; and</u> CS 41 Land between Chelford Road and Whirley Road</td> </tr> </tbody> </table>					Settlement	Local Plan Strategy Settlement Hierarchy	Description	Saved Policy	Settlement boundary amended to include Local Plan Strategy sites	Macclesfield	Principal Town	Settlement boundary defined by Green Belt inset boundary	Macclesfield Borough Local Plan GC1	CS9 Land East of Fence Avenue; CS10 Land off Congleton Road; CS 40 Land south of Chelford Road; <u>CS11 Gaw End Lane; and</u> CS 41 Land between Chelford Road and Whirley Road
Settlement	Local Plan Strategy Settlement Hierarchy	Description	Saved Policy	Settlement boundary amended to include Local Plan Strategy sites													
Macclesfield	Principal Town	Settlement boundary defined by Green Belt inset boundary	Macclesfield Borough Local Plan GC1	CS9 Land East of Fence Avenue; CS10 Land off Congleton Road; CS 40 Land south of Chelford Road; <u>CS11 Gaw End Lane; and</u> CS 41 Land between Chelford Road and Whirley Road													
MM09	[RE F003] p89 and p91 [RE F006] p85 and p88	Policy PG 6 Spatial Distribution of Development	<p><i>Amend paragraph 8.77:</i></p> <p>8.77 Cheshire East is a high quality place to live and work. The Local Plan Strategy seeks to manage change over the Plan period to make sure that it reinforces the advantages the area already possesses, in a sustainable way. Table 8.3 presents an indicative distribution for the levels of the settlement hierarchy in the Borough. <u>The figure for Local Service Centres will be further disaggregated in the Site Allocations and Development Policies DPD and / or Neighbourhood Plans.</u></p>														

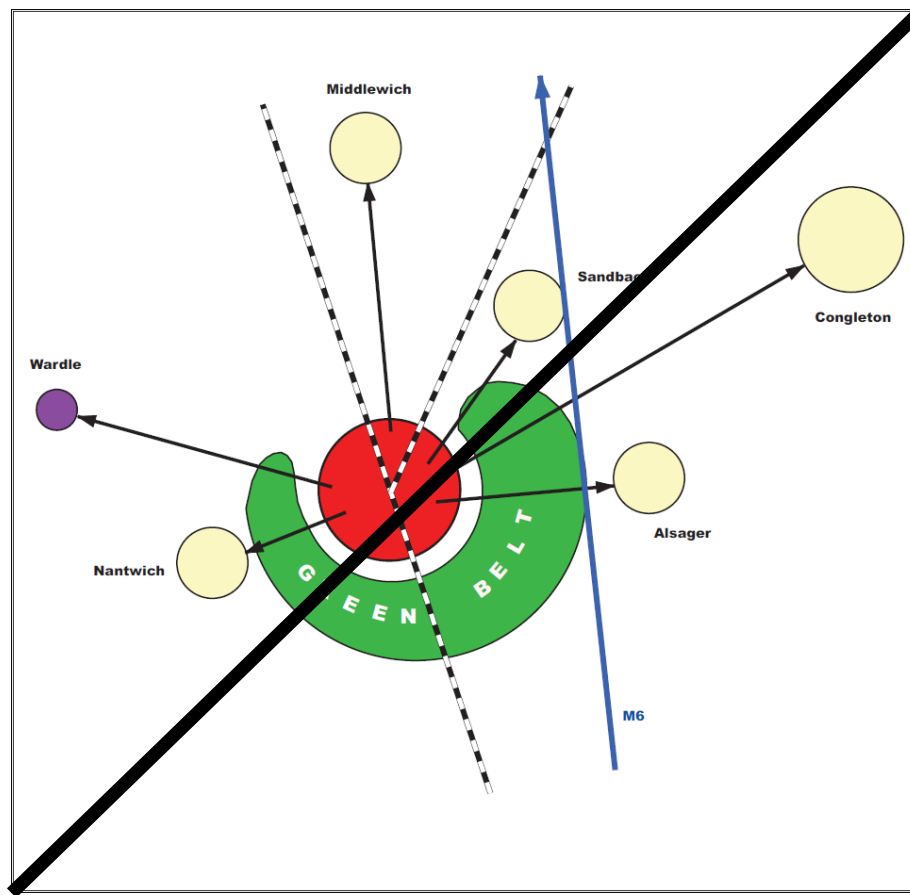
			<p><i>Amend the Key Evidence list (after ¶18.85):</i></p> <ol style="list-style-type: none"> 1. Determining the Settlement Hierarchy 2. Housing Development Study 3. Strategic Housing Land Availability Assessment 4. <u>'Made' Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury</u>
MM10	[RE F003] p94 [RE F006] p90	Policy SD 1 Sustainable Development in Cheshire East	<p><i>Amend the Key Evidence list (after ¶19.3):</i></p> <ol style="list-style-type: none"> 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. <u>'Made' Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury</u>
MM11	[RE F003] p95 and p96; [RE F006] p92 and p93	Policy SD 2 Sustainable Development Principles	<p><i>Amend Policy SD 2 Criteria 3 and 4:</i></p> <ol style="list-style-type: none"> 3. In addition to the above principles <u>in point 1 above</u>, employment development will be expected to: <ol style="list-style-type: none"> i. Provide an attractive setting to development in order to create an attractive and successful place to work, with minimum impact on the surrounding area; ii. Provide a flexible development that can serve a range of sizes and types of employment; and iii. Maximise opportunities for access and deliveries by a range of forms of sustainable transport. 4. In addition to the above principles <u>in point 1 above</u>, retail/town centre development will be expected to:

- i. Provide high quality pedestrian and cycle facilities, including secure cycle parking;
- ii. Be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally; and
- iii. Provide good town centre linkages, by walking, cycling and public transport, if the development is located on the edge or out of town.

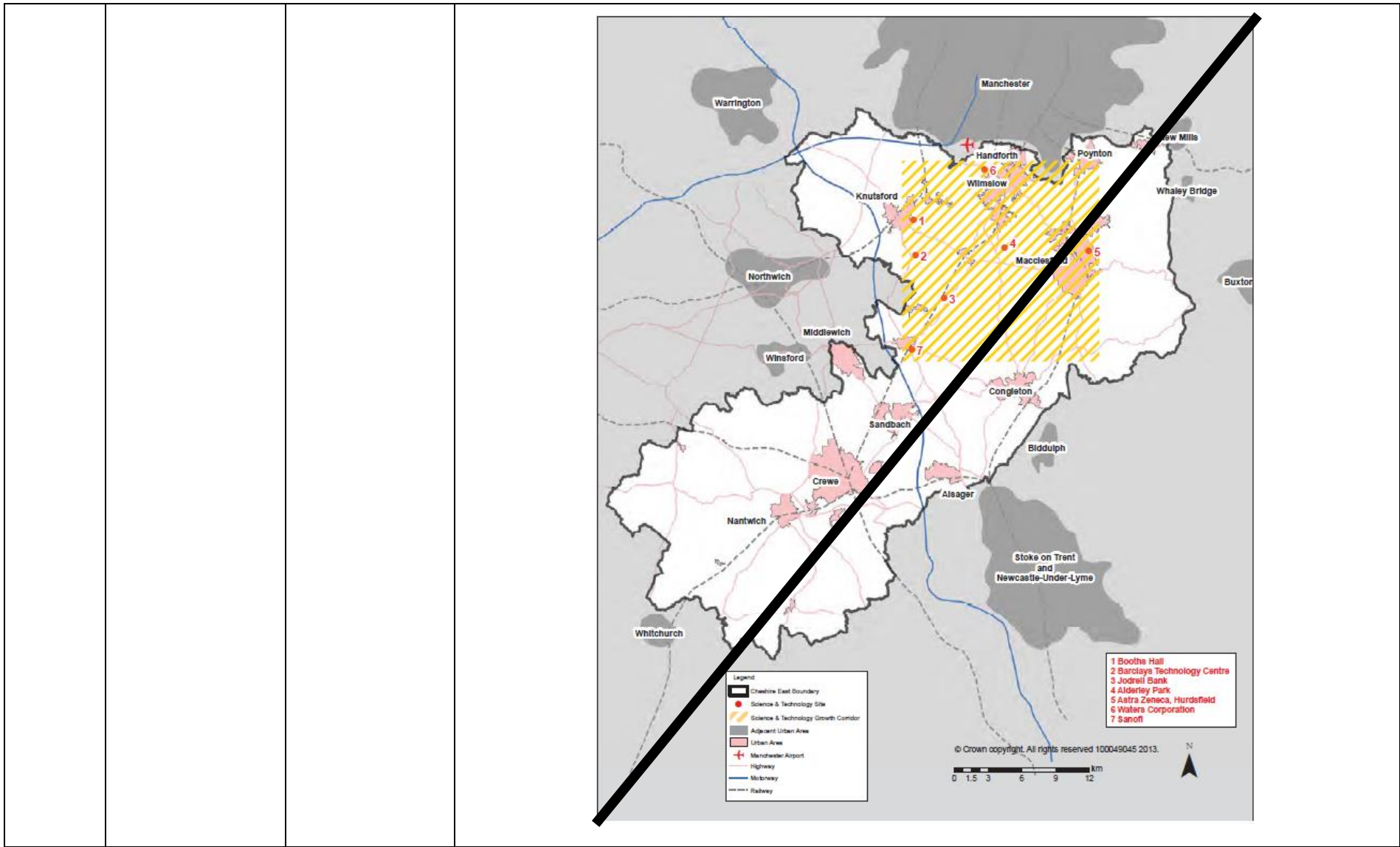
Amend Table 9.1 'Access to services and amenities':

Criteria	Distance
Public Transport	
Bus Stop	500m
Public Right of Way	500m
Railway Station	2km where geographically possible
Open Space	
Amenity Open Space	500m
Children's Playground	500m
Outdoor Sports	1km 500m
Public Park and Village Green	1km
Services and Amenities	
Convenience Store	500m
Supermarket	1km
Post Box	500m
Post Office	1km
Bank or Cash Machine	1km
Pharmacy	1km
Primary School	1km
Secondary School	2km 1km
Medical Centre	1km
Leisure Facilities	1km
Local Meeting Place / Community Centre	1km
Public House	1km

			<table border="1"> <tr> <td>Child Care Facility (nursery or crèche)</td> <td>1km</td> </tr> </table> <p><i>Amend the Key Evidence list (after Table 9.1):</i></p> <ol style="list-style-type: none"> 1. Determining the Settlement Hierarchy 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Sustainability Appraisal 4. <u>'Made' Neighbourhood Plans including Sandbach, Audlem, Brereton and Bunbury.</u> 	Child Care Facility (nursery or crèche)	1km
Child Care Facility (nursery or crèche)	1km				
MM12	[RE F003] p103-p105; [RE F006] p99-p101	Enterprise and Growth (High Growth City and North Cheshire Science Corridor introduction)	<i>Delete Figure 11.1 'High Growth City Concept Plan':</i>		



Delete Figure 11.2 'Science and Technology Growth Corridor':



MM13	[RE F003] p109 [RE F006] p106	Policy EG 3 Existing and Allocated Employment Sites	<p><i>Amend the first bullet point of paragraph 11.25:</i></p> <ul style="list-style-type: none"> • Alderley Park - Currently AstraZeneca's largest research facility and the company's global centre for cancer research. A Masterplan/Planning Brief or similar for the site will be <u>development framework has been</u> developed over the next 12 months. The objective of this document will be is to maximise the employment potential of the site to deliver a life science vision, and also to look at wider uses for all aspects of the site which would meet community/local need.
MM14	[RE F003] p113 and p114; [RE F006] p112 and p113	Policy EG 5 Promoting a Town Centre First Approach to Retail and Commerce	<p><i>Amend Policy EG 5 Criterion 7:</i></p> <p>7. Proposals for main town centre uses should be located within the designated town centres or on other sites allocated for that particular type of development. Where there are no suitable sites available, edge-of-centre locations must be considered prior to out-of centre locations. Edge-of-centre and out-of-centre proposals will be considered where:</p> <ol style="list-style-type: none"> i. there is no significant adverse impact on the vitality and viability of the surrounding town centres; and ii. it is demonstrated that the tests outlined in current Government guidance can be satisfied. iii. <u>The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development in line with the Government Guidance.</u> <p><i>Amend paragraph 11.39:</i></p> <p>11.39 It is important to determine appropriate policies for retailing, focused on town centres, as</p>

			<p>they are often a central part of community identity and contain the shops, services, pubs, restaurants, leisure, entertainment and other facilities that people wish to access locally, as well as businesses, employment and homes. Town centres are generally accessible by a wide range of transport modes and provide the greatest opportunity for linked trips. <u>Proposals for leisure facilities should also refer to policy SC1 (Leisure and Recreation) in the Local Plan Strategy.</u></p>
MM15	[RE F003] p117 and p119; [RE F006] p115 and p116	Policy SC 1 Leisure and Recreation	<p><i>Amend Policy SC 1 Criterion 1:</i></p> <p>Seek to protect and enhance existing leisure and recreational facilities, unless <u>they are a needs assessment has clearly</u> proven <u>them</u> to be surplus to requirements <u>to local community needs</u> or unless alternative provision, of <u>similar equivalent</u> or better quality, is to be made.</p> <p><i>Insert new paragraph 12.12a after ¶12.12:</i></p> <p><u>12.12a Although facilities may become surplus to requirements based on their current use, this may allow other leisure and recreation needs of local communities to be met through their re-use.</u></p> <p><i>Amend Key Evidence list (after new ¶12.12a):</i></p> <ol style="list-style-type: none"> 1. Cheshire Retail Study 2. Open Spaces Assessment 3. Green Space Strategy 4. Playing Pitch Strategy 5. Indoor Leisure Facilities Development Statement

MM16	[RE F003] p119 and p120; [RE F006] p117	Policy SC 2 Indoor and Outdoor Sports Facilities	<p><i>Amend Section Heading:</i> <u>Indoor and</u> Outdoor Sports Facilities</p> <p><i>Amend the first line of Policy SC 2:</i> In order to provide appropriate outdoor sports facilities for the communities of Cheshire East, the Council will:</p> <p><i>Amend Policy SC 2 Criteria 2 and 3:</i></p> <p>2. Support new indoor and outdoor sports facilities where</p> <ul style="list-style-type: none"> i. They are readily accessible by public transport, walking and cycling; and ii. The proposed facilities are of a type and scale appropriate to the size of the settlement; and iii. Where they are listed in an action plan in any emerging or subsequently adopted <u>Playing Pitch Strategy or Indoor Sports Strategy, subject to the criteria in the policy.</u> <p>3. Make sure that major residential developments contribute, through land assembly and/or financial contributions, to new and improved sports facilities where development will increase demand and/or there is a recognised shortage <u>in the locality that would be exacerbated by the increase in demand arising from the development.</u></p>
MM17	[RE F003] p124 [RE F006] p123	Policy SC 4 Residential Mix	<p><i>Insert new paragraph 12.35a after ¶12.35:</i> <u>12.35a Neighbourhood Plans can play an important role in securing an appropriate housing mix. Their policies can reflect more local evidence regarding the need for</u></p>

			<u>particular types of housing.</u>
MM18	[RE F003] p125-p127; [RE F006] p124-p126	Policy SC 5 Affordable Homes	<p><i>Amend Policy SC 5 Criterion 1:</i></p> <ol style="list-style-type: none"> 1. In residential developments affordable housing will be provided as follows: <ol style="list-style-type: none"> i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable; ii. In developments of three 11 or more dwellings (or 0.2 hectares <u>have a maximum combined gross floorspace of more than 1,000 sqm</u>) in Local Service Centres and all other locations at least 30% of all units are to be affordable; iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the Borough's housing need the above thresholds and percentage requirements may be varied; <p><i>Insert Policy SC 5 new Criterion 9:</i></p> <p><u>9. Affordable housing and tariff style contributions will not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.</u></p> <p><i>Amend paragraph 12.47:</i></p> <p>12.47 Affordable housing requirements must also be balanced with other requirements for transport infrastructure, community facilities, open space and sustainable construction. However, it should be stressed that the provision of affordable housing will be additional to any</p>

			<p>requirements outlined in the Council's Charging Schedule under the Community Infrastructure Levy (CIL) - see Policy IN2. <u>Following the Written Ministerial Statement of the 28 November 2014 and subsequent updates to the Planning Practice Guidance there are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development as reflected in point 1 (ii) of policy SC5.</u></p>
MM19	[RE F003] p136 and p137; [RE F006] p135 and p136	Policy SE 1 Design	<p><i>Amend Policy SE 1 Criterion 4:</i></p> <p>4. Liveability / workability</p> <p>i. <u>Providing internal and external space standards for living environments as set out in the national technical standards;</u></p> <p>ii. <u>i.</u> Ensuring appropriate level of privacy for new and existing residential properties;</p> <p>iii. <u>ii.</u> Ensuring appropriate external storage;</p> <p>iv. <u>iii.</u> Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space;</p> <p>v. <u>iv.</u> Ensuring appropriate provision for waste storage allowing for its sustainable management; and</p> <p>vi. <u>v.</u> Ensuring appropriate access for the mobility impaired or partially sighted.</p> <p><i>Insert new paragraph 13.13a after ¶13.13:</i></p> <p><u>13.13a Prospective applicants should also consider the ten 'Active Design' principles published by Sport England and supported by Public Health England. They comprise an</u></p>

			<u>innovative set of design guidelines to support active lifestyles and good health through suitable design and layout and are available at: https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/</u>
MM20	[RE F003] p139-p141 [RE F006] p139-p141	Policy SE 3 Biodiversity and Geodiversity	<p><i>Amend Policy SE 3 Criteria 2, 3, 4, 5 and 6:</i></p> <p>2. Development proposals which may have an adverse impact on <u>adversely affect the integrity of</u> a site with one or more of the following international designations will not be permitted:</p> <ul style="list-style-type: none"> i. Special Protection Areas (SPAs) ii. Special Areas of Conservation (SACs) iii. Ramsar Sites iv. Any potential Special Protection Areas (SPAs), candidate Special Areas of Conservation (SACs) or proposed Ramsar sites v. Sites identified, or required, as compensatory measures for adverse effects on European sites, candidate Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites <p><u>unless it has been demonstrated that there are no alternative solutions, there are imperative reasons of overriding public interest and that compensatory measures will be provided to ensure the overall coherence of the network of SPAs and SACs are protected or, in the case of deleting a Ramsar site or restricting its boundaries, by creating additional nature reserves for wildfowl to compensate for any loss of wetland resources as far as possible.</u></p> <p>3. Development proposals which are likely to have an adverse impact on a Site of Special</p>

			<p>Scientific Interest (SSSI), a National Nature Reserve or the Peak District National Park fringe will not normally be permitted. <u>Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.</u></p> <p>4. Development proposals which are likely to have a significant adverse impact on a site with one or more of the following local or regional designations, habitats or species will not be permitted except where the reasons for <u>or benefits of</u> the proposed development <u>clearly</u> outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives <u>impact of the development:</u></p> <ul style="list-style-type: none"> i. Local Nature Reserves ii. Sites of Biological Importance (SBI) or Local Wildlife Sites iii. Regionally Important Geological and Geomorphological Sites (RIGGS) iv. Designated Wildlife Corridors v. Habitats and species within the Cheshire Biodiversity Action Plan vi. Priority habitats and species within the UK Biodiversity Action Plan vii. Habitats and species listed in respect of Section 41 of The Natural Environment and Rural Communities Act 2006 <u>vi. National priority species and habitats (commonly known as ‘UK BAP priority habitats and species’) published for England under the requirements of Section 41 of the Natural Environment and Rural</u>
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			<p style="text-align: center;"><u>Communities Act 2006</u></p> <p>viii. vii. Legally protected species</p> <p>ix. viii. Areas of Ancient and Semi-Natural Woodland</p> <p>x. ix. Nature Improvement Areas</p> <p>5. All development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity and geodiversity and should not negatively affect these interests. To ensure there are no residual adverse impacts resulting from a proposed development, where in exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives, the adverse impacts of the development must be proportionately addressed in accordance with the hierarchy of: mitigation, compensation and finally offsetting. When appropriate, conditions will be put in place to make sure appropriate monitoring is undertaken and make sure mitigation, compensation and offsetting is effective.</p> <p>6. Development proposals that are likely to have a significant impact on a non-designated asset or a site valued by the local community identified in a Neighbourhood Plan or the Site Allocations and Development Policies documents will only be permitted where suitable mitigation and / or compensation is provided to address the adverse impacts of the proposed development, <u>or where any residual harm following mitigation/ compensation, along with any other harm, is clearly outweighed by the benefits of the development.</u></p>
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		<p><i>Insert new paragraph 13.25a after ¶13.25:</i></p> <p><u>13.25a The policy recognises that in rare and closely defined circumstances, proposals that have an adverse impact on a European site (or equivalent for planning policy purposes) may be permitted. This aligns with the legal framework governing these designations of international importance.</u></p> <p><i>Insert new paragraph 13.26a after ¶13.26:</i></p> <p><u>13.26a The importance of biodiversity has been a common theme within Neighbourhood Plans in Cheshire East. Where supported by local evidence, there is an opportunity for communities to identify sites of nature conservation importance as Local Green Space designations to further support the aims of policy SE3.</u></p> <p><i>Amend the Key Evidence list (after new ¶13.26a):</i></p> <ol style="list-style-type: none"> 1. Cheshire East - Habitats Regulations Assessment of the Local Plan 2. Cheshire Region Biodiversity Action Plan 3. The Natural Environment White Paper 'The Natural Choice: Securing the Value of Nature' 4. Natural England - Condition Surveys for Site of Special Scientific Interest (updated yearly) 5. Natural England Wildlife Plans (2011) 140 6. Natural England - Information on Environmental Designations (2012) 7. Sites of Biological Importance / Local Wildlife Site Registry (on-going updates) <u>8. The UK Post-2010 Biodiversity Framework (July 2012)</u>
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MM21	[RE F003] p143 and p144; [RE F006] p143 and p144	Policy SE 5 Trees, Hedgerows and Woodland	<p><i>Amend first paragraph of policy PG 5:</i></p> <p>Development proposals which will result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except where there are clear overriding reasons for allowing the development and there are no suitable alternatives. Where such impacts are unavoidable, development proposals must satisfactorily demonstrate a net environmental gain by appropriate mitigation, compensation or offsetting.</p> <p><i>Amend paragraph 13.39:</i></p> <p>13.39 Trees and hedgerows are an important element of the landscapes and townscapes of the area, where they can make a valuable contribution to visual amenity. They may have historic importance, as part of wider designed landscapes or be keys to the history of the landscape by identifying former highways, settlements or field boundaries. They may also have ecological value, by providing habitats for legally protected and Biodiversity Action Plan Priority species. It is essential that the presence of existing trees be considered at an early stage in the development process and that where appropriate, provision is made for new tree planting. Whilst trees can be seen as a constraint, with sympathetic design they can enhance a development.</p> <p><i>Amend paragraph 13.40:</i></p> <p>13.40 Therefore development proposals which will result in the loss of trees or hedgerows that provide a significant contribution (including trees or woodlands subject of a Tree Preservation</p>
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			Order, hedgerows which are classed as ‘important’ under the Hedgerow Regulations, those classified as UK BAP Priority H habitat) will be discouraged.
MM22	[RE F003] p146-p148; [RE F006] p145-148	Policy SE 6 Green Infrastructure	<p><i>Amend Policy SE 6 Criterion 3 (viii):</i></p> <p>viii. The Cloud, Congleton Edge and Mow Cop upland fringe (<u>connected by the Gritstone Trail</u>)</p> <p><i>Amend paragraph 13.52:</i></p> <p>13.52 Developer Contributions for Outdoor Sports facilities will be informed by any emerging or subsequently adopted <u>Playing Pitch Sports Strategy, or made Neighbourhood Plan based on robust and tested evidence. The Playing Pitch Strategy will be prepared as per Sport England guidance.</u> Policy SC2 covers the provision of Outdoor Sports Facilities.</p> <p><i>Amend paragraph 13.54:</i></p> <p>13.54 Paragraphs 76 and 77 of the National Planning Policy Framework consider Local Green Space designations: “Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period”. Paragraph 77 sets out when they might not be appropriate: “The Local Green</p>

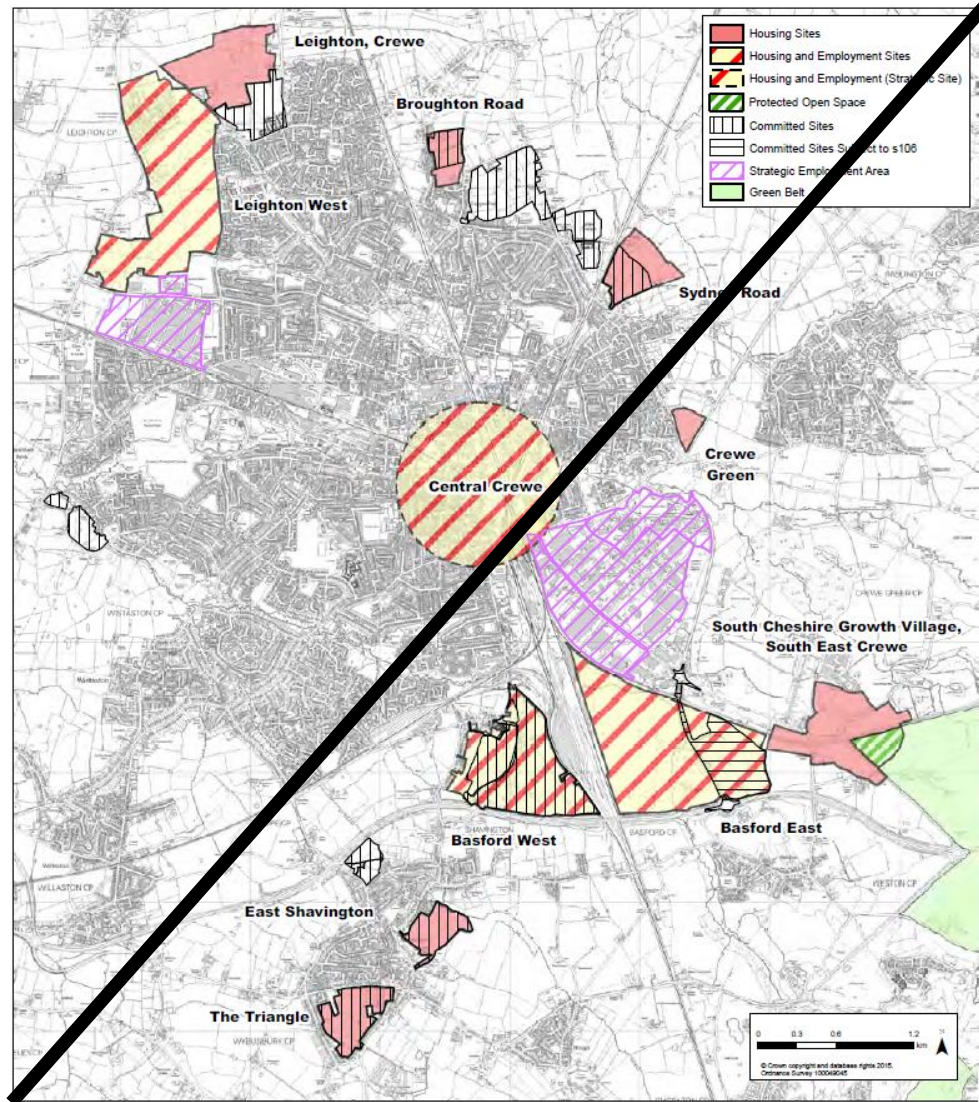
			<p>Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> • where the green space is in reasonably close proximity to the community it serves; • where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • where the green area concerned is local in character and is not an extensive tract of land. <p>Local Green Space designations proposed in Neighbourhood Plans can be considered through the Site Allocations and Development Policies document.</p>
MM23	[RE F003] p153 [RE F006] p153	Policy SE 8 Renewable and Low Carbon Energy	<p><i>Insert Policy SE 8 new Criterion 5:</i></p> <p><u>5. Planning permission for wind energy development involving one or more wind turbines will only be granted if:</u></p> <p><u>i. the development site is in an area identified as suitable for wind energy development in the Site Allocations and Development Policies Document or Neighbourhood Plan; and</u></p> <p><u>ii. following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u></p>
MM24	[RE F003] p155 and p156;	Policy SE 9 Energy	<p><i>Amend Policy SE 9 Criterion 2:</i></p> <p>2. Where development is over ten dwellings (including conversions) or nNon-residential</p>

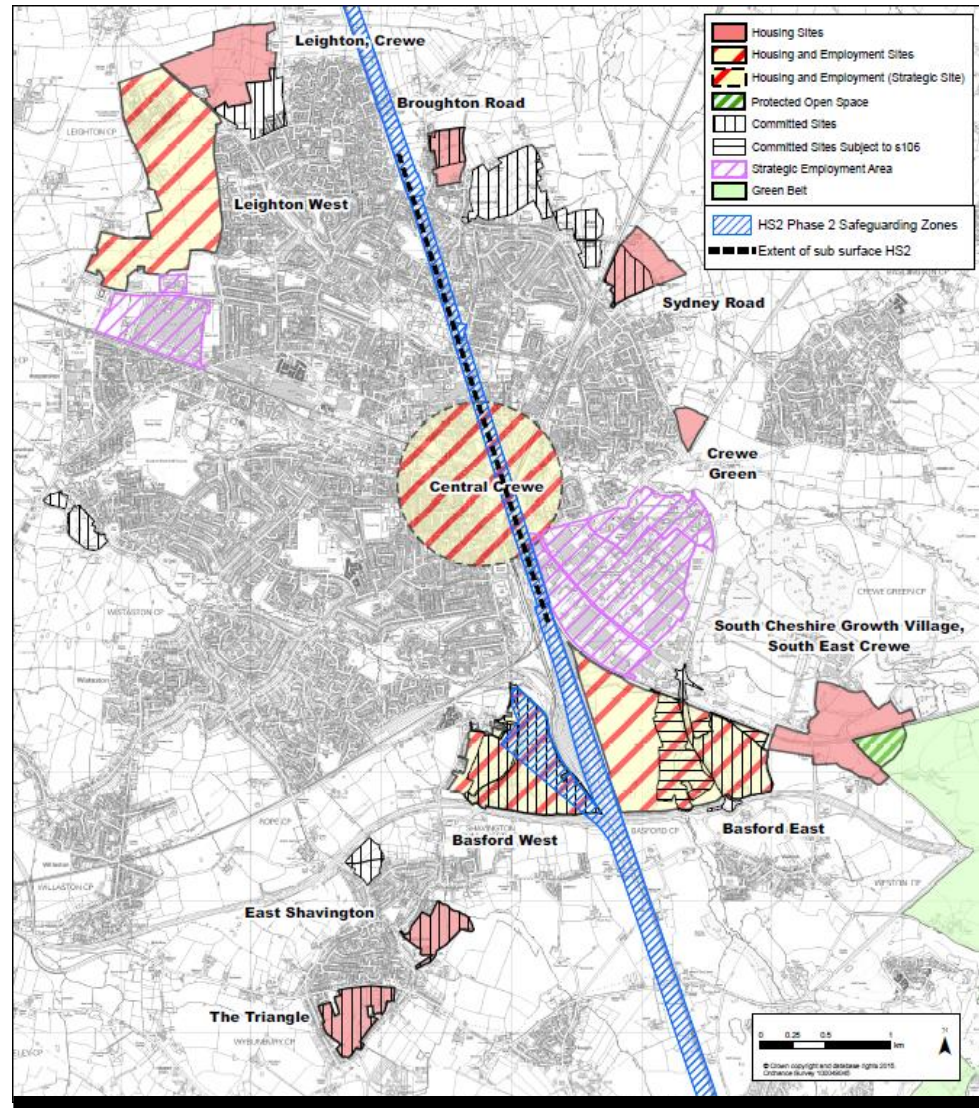
	[RE F006] p156 and p157	Efficient Development	<p>development over 1,000 square metres, it will be expected to secure at least 10 per cent of its predicted energy requirements from decentralised and renewable or low carbon sources, unless the applicant can clearly demonstrate that having regard to the type of development and its design, this is not feasible or viable.</p> <p><i>Amend paragraph 13.85:</i></p> <p>13.85 This justification for the on-site low carbon energy target is drawn from the Cheshire East ‘Climate Change and Sustainable Energy Planning Research’ and the Zero Carbon Hub ‘Carbon Compliance: Setting an Appropriate Limit for Zero Carbon New Homes – Findings and Recommendations, February 2011’, which considers <u>technical feasibility and financial viability</u>. This approach is justified by the particular challenges and characteristics of the Borough. The target seeks to achieve a balance between the social, economic and environmental imperative of higher standards and the commercial realities of property developers. The Council recognises that this will in some cases remain a challenging target, particularly for certain building types, and so it will be acceptable to achieve average compliance across all buildings in a development.</p>
MM25	[RE F003] p164 [RE F006] p166	Policy SE 11 Sustainable Management of Waste	<p><i>Amend Key Evidence list (after ¶13.120):</i></p> <ol style="list-style-type: none"> 1. Cheshire East and Cheshire West and Chester Councils – Waste Needs Assessment Report, Urban Mines (2011) <u>Waste Management Needs Assessment – For Cheshire East Borough Council, LRS (2014)</u> 2. Cheshire Joint Municipal Waste Management Strategy 2007-2020, Cheshire Waste Partnership

			<p>3. Cheshire East Council Municipal Waste Management Strategy to 2030</p> <p>4. National Planning Policy For Waste</p>
MM26	[RE F003] p177 [RE F006] p179	Policy CO 1 Sustainable Travel and Transport	<p><i>Amend Policy CO 1 Criterion 3(v):</i></p> <p>v. Supporting the priority for cyclists over single occupancy vehicles by making sure that in settlements, town centres and residential areas, the public realm environment reflects this priority whenever possible</p>
MM27	[RE F003] p179-p181; [RE F006] p182-p184	Policy CO 2 Enabling Business Growth Through Transport Infrastructure	<p><i>Amend Policy CO 2 Criteria 3 and 4:</i></p> <p>3. The Council will support the economic benefits of High Speed 2 whilst ensuring that environmental and community impacts are minimised. <u>Safeguarding Directions for Phases 2a and 2b of High Speed 2 (January and November 2016) are in place and are shown on the Policies Map and the relevant Figures within the Crewe section of Chapter 15 of this document, along with further detail within the Policy for site CS2 Basford West.</u></p> <p>4. The Council will work with neighbouring transport authorities and support proposals which mitigate the wider impacts of development and improve connectivity, particularly by public transport, so that the opportunities provided by economic growth can be accessible to a wider population. Where appropriate, developers will be required to provide information on cross boundary impacts and how these will be addressed through improvements to sustainable travel options, <u>which may include contributions to cross boundary transport strategies where they exist.</u></p> <p><i>Insert new paragraph 14.18a after ¶14.18:</i></p>

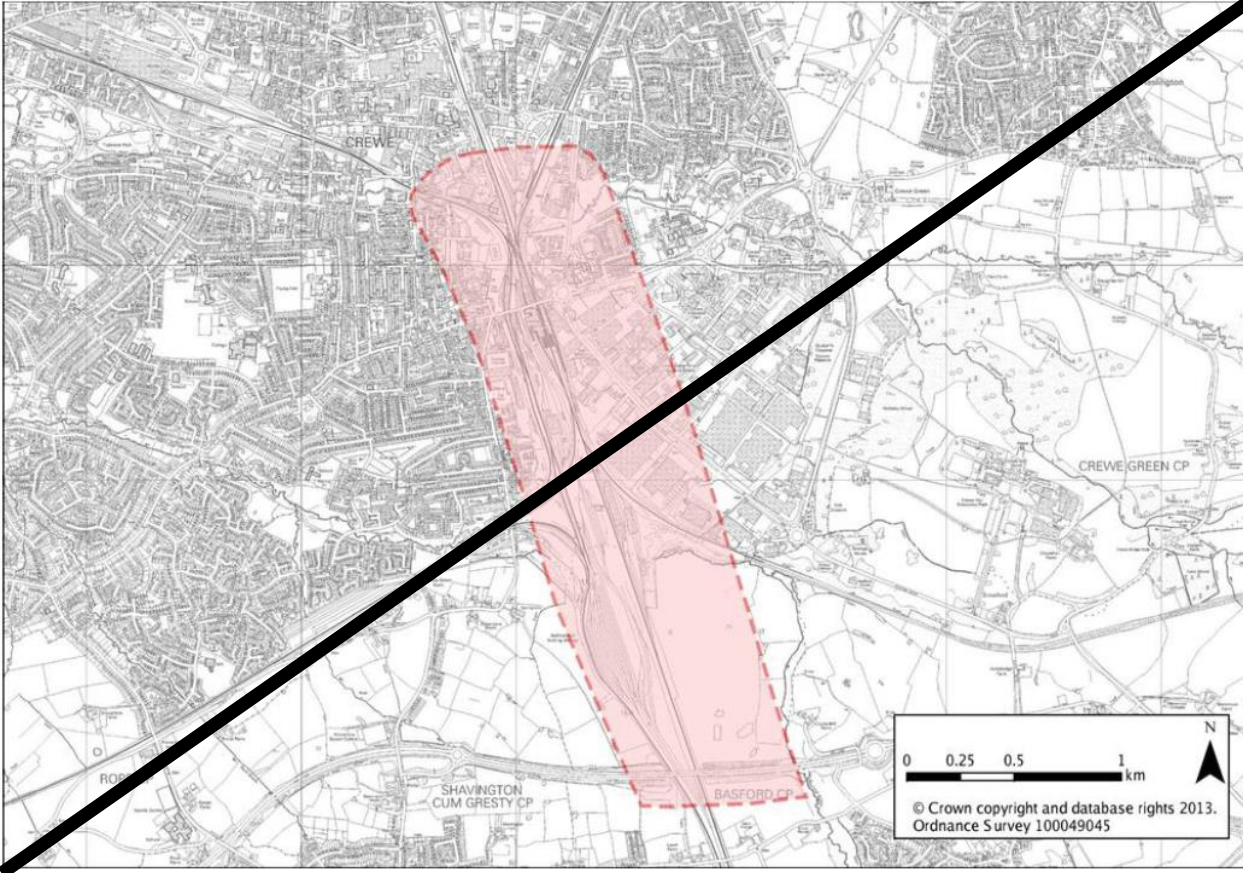
			<p><u>14.18a. The Council is committed to working with adjacent local authorities to mitigate the impact of cross boundary travel. A refresh of the SEMMMS study is underway between Cheshire East and Greater Manchester Authorities and a cross boundary strategy will also be prepared with Staffordshire County Council and related Authorities. Developments may be required to contribute to any identified measures where appropriate. Public funding for transport interventions will also be sought where appropriate.</u></p> <p><i>Amend Key Evidence list (after ¶14.26):</i></p> <ol style="list-style-type: none"> 1. Cheshire East Local Transport Plan 2011-2026 2. Cheshire East Infrastructure Delivery Plan 3. Cheshire East Local Transport Plan - Implementation Plan 2011-15 4. Cheshire East Council's Business Travel Planning Guidance 5. Cheshire East Parking Guidance 6. Town Strategies for Alsager, Crewe, Congleton, <p><u>7. Cheshire East - Staffordshire Cross Boundary Study (2016)</u></p>
MM28	[RE F003] p186 [RE F006] p188	LPS Sites and Strategic Locations (general)	<p><i>Amend paragraph 15.6:</i></p> <p>15.6 The first step in seeking sites to allocate was to consider information available to the Council through contact and discussion with developers, land owners, agents and promoters, from responses to earlier consultation stages in the preparation of the Local Plan Strategy alongside sites currently identified in evidence documents such as:</p> <ul style="list-style-type: none"> • Strategic Housing Land Availability Assessment (SHLAA);

			<ul style="list-style-type: none"> • Employment Land Review; • Housing and Employment Land Databases; and • Town Strategies; and • <u>Neighbourhood Plans.</u>
MM29	[RE F003] p191 and p192 [RE F006] p193 and p194	Crewe Sites and Strategic Locations	<i>Replace Figure 15.1 'Crewe Town Map':</i>

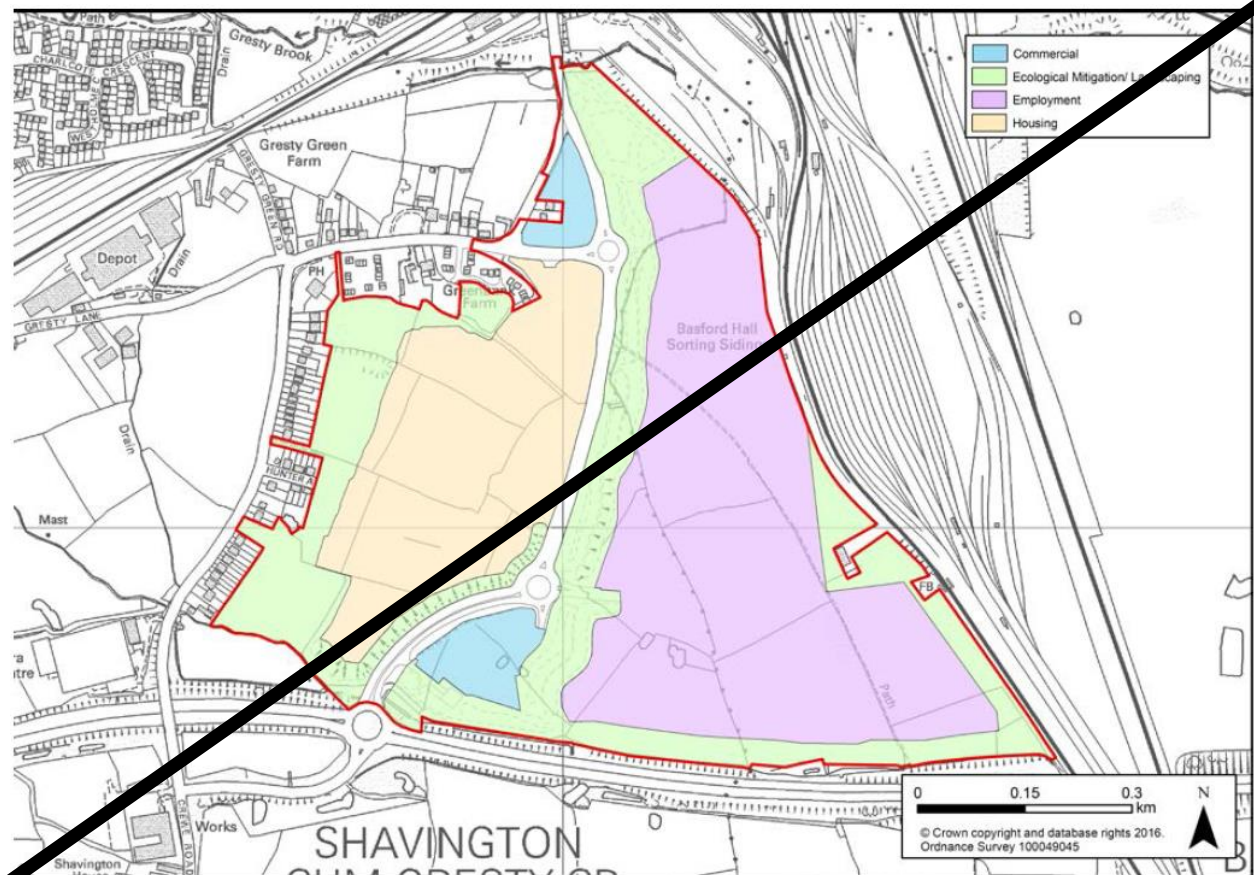


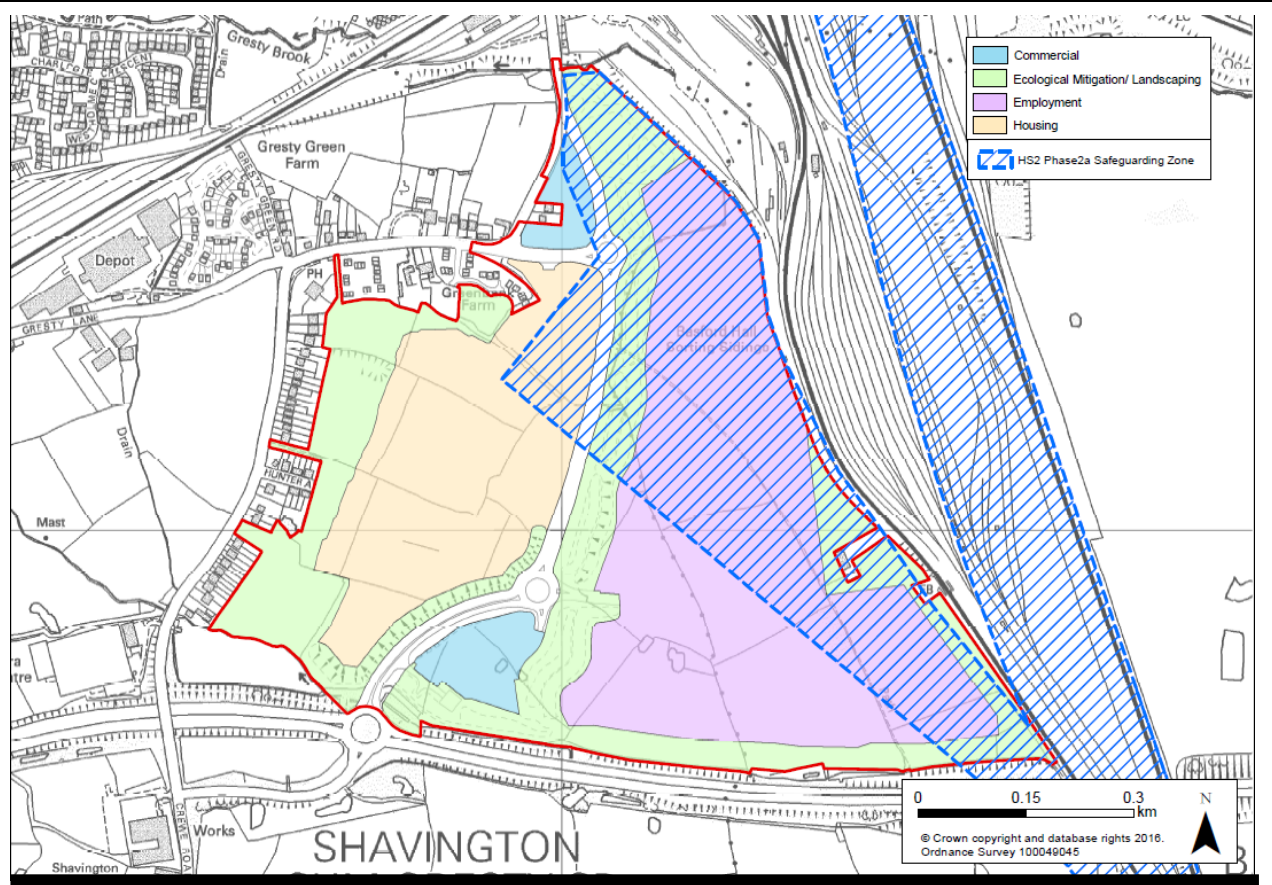


		<p><i>Amend paragraph 15.21:</i></p> <p>15.21 Any future proposal for High Speed Rail 2 might necessitate significant change in Crewe. In this event, the Council would <u>could</u> prepare an Area Action Plan focusing on the area notated in Figure 15.1b below <u>or similar document that would most likely focus around the area referenced in the HS2 Command Paper 9355, published on 15th November 2016, as a hub station for Crewe</u> or alternatively trigger a review of the Local Plan <u>Policies</u>.</p> <p><i>Insert new 15.21a paragraph after ¶15.21:</i></p> <p><u>15.21a Safeguarding Directions for Phases 2a and 2b of High Speed 2 (January and November 2016) are in place and are shown on the Policies Map and the relevant Figures within this Chapter, along with further detail within the Policy for site CS2 Basford West.</u></p> <p><i>Delete Figure 15.1b 'High Speed 2 Potential Impact':</i></p>
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MM30	[RE F003] p205-p209 [RE F006] p204-p208	Site CS 2 Basford West	<i>Amend Site CS 2 Criterion 1:</i> 1. Delivery of up to 0.16 hectares of B1 employment uses and through highway improvements the delivery of about around 22 hectares of employment uses with existing outline planning permission in the locations shown on Figure 15.4;

Replace Figure 15.4 'Basford West Site':





Amend paragraph 15.49:

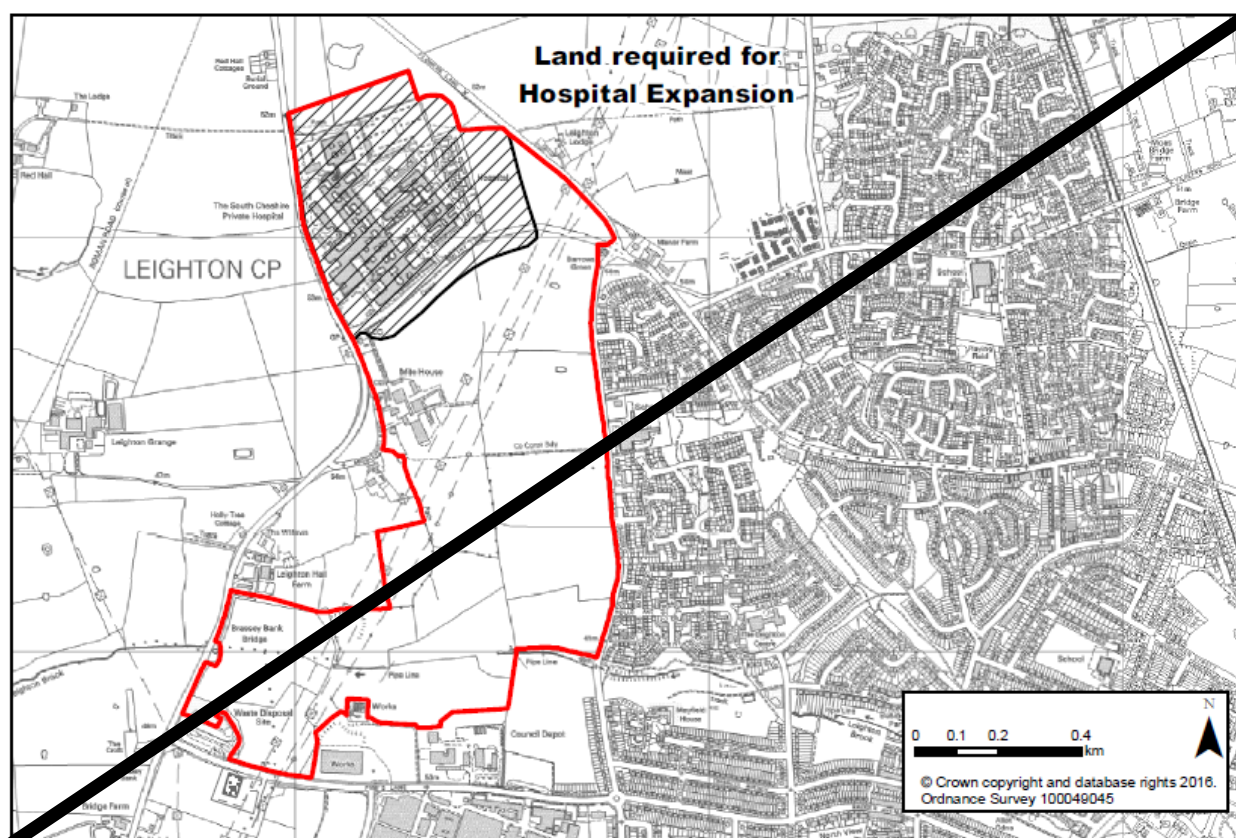
15.49 ~~Reserved matters applications have been approved for employment units totalling 40,035 square metres of B1/B2 and B8 uses and a further outline approval for 16,630 square metres B1/B8 uses which represented an extension to the original outline planning consent for Basford West. Further applications to consolidate employment uses~~

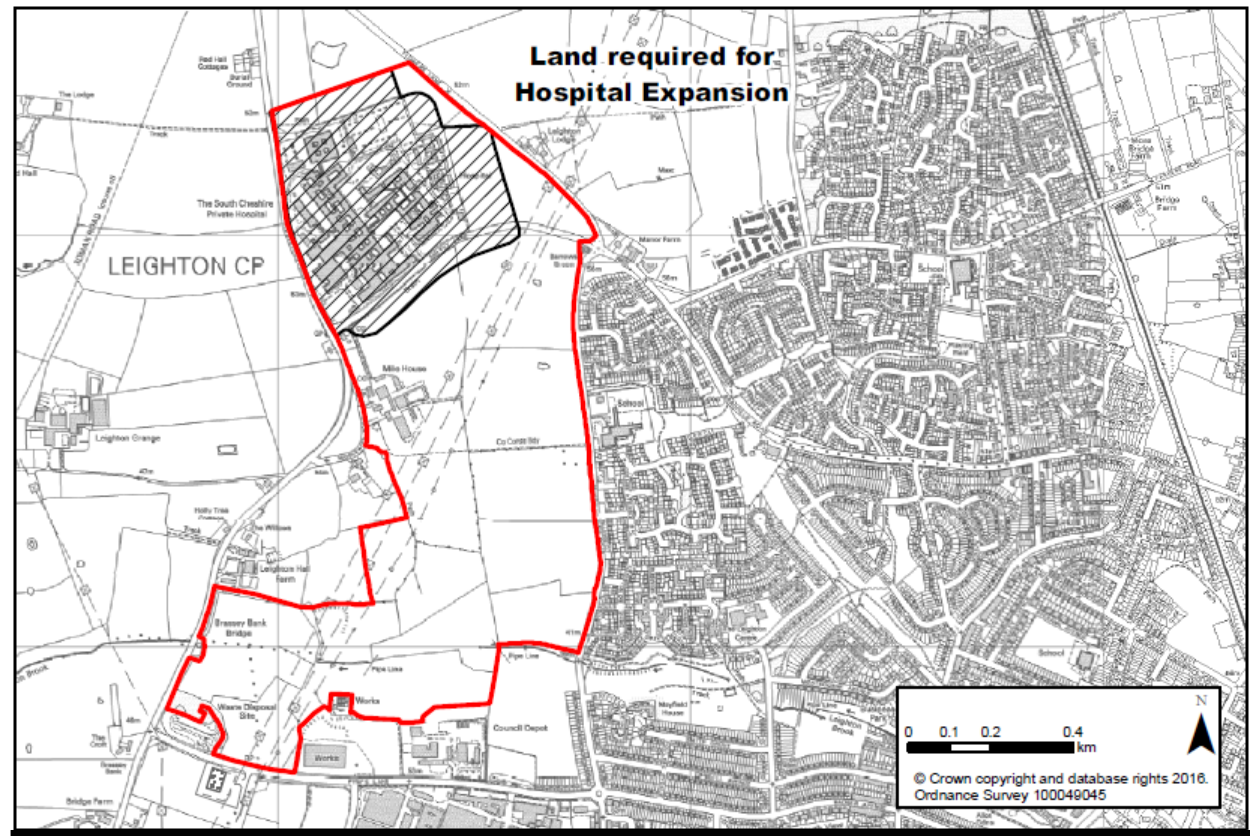
		<p>on the site have been submitted to the Council. <u>Outline planning approval (14/0378N) was granted on the eastern portion of the site for 96,851 square metres of B2 and B8 uses on 18 July 2014.</u></p> <p><i>Amend paragraph 15.50:</i></p> <p>15.50 An outline planning application, on part of the site, for residential development (up to 370 units), offices, local centre, restaurant, hotel, car showroom and new spine road was approved, subject to S.106, by Strategic Planning Board in August 2013 (ref 13/0336N). <u>Reserved matters planning approval for up to 370 dwellings, local centre (A1), public house (A3/4), hotel (C1) and car showroom was approved on 24 September 2015.</u></p> <p><i>Insert new paragraph 15.54d after ¶15.54c:</i></p> <p><u>15.54d At the date of the adoption of this Local Plan Strategy, part of Site CS2 Basford West, Crewe is subject to the 'Safeguarding Directions Fradley to Crewe' given by the Secretary of State for Transport which came into force on 12 January 2016, which include proposals for an Infrastructure Maintenance Depot (IMD) at Crewe ("the Safeguarding Directions"). However, in September 2016, the Secretary of State published the 'High Speed Two Phase 2a: West Midlands to Crewe Design Refinement Consultation', which includes the potential relocation of the proposed IMD to a site near Stone in Staffordshire. The Consultation took place between 13 September and 7 November 2016. In the event that the 'HS2 Phase 2 West Midlands to Crewe Hybrid Bill' includes an IMD located at Stone, the Council anticipates that the Secretary of State will withdraw the Safeguarding Directions affecting Site CS2.</u></p>
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MM31	[RE F003] p211-p214 [RE F006] p209-p211	Site CS 3 Leighton West	<p><i>Amend Site CS 3 Criteria 4 and 5:</i></p> <p>4. The delivery of a new mixed-use local centre that will serve Leighton Hospital and nearby residents including:</p> <ul style="list-style-type: none"> i. Provision of retail appropriate to meet local needs; ii. Community facilities; iii. Public House; iv. Children's day nursery; and v. A new primary school; and vi. <u>Leisure facilities</u> <p>5. <u>About Around</u> 5 hectares of additional employment land located at the southern end of the site including a science/energy park which could include advanced/automotive engineering and manufacturing;</p> <p><i>Amend Site CS 3 Criteria 9 and 10:</i></p> <p>9. The widening and/or realignment of Smithy Lane, to provide <u>access to the site and</u> improved access to Leighton Hospital for emergency vehicles and suitable footpaths and cycle lanes</p> <p>10. The realignment of Middlewich Road <u>A package of network improvements</u> to provide improved access to Leighton Hospital <u>and surrounding residential development for including</u> emergency vehicles and suitable footpath and cycle lanes; and</p> <p><i>Amend Site CS 3 Principle of Development e:</i></p>
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e. Contributions to key enabling infrastructure, including improvements to the A530 corridor **and the corridor** from the Flowers Lane **and Smithy Lane J**junctions with the A530 **to Crewe Green Roundabout** **and the Bradfield Road / North Street corridor**.

Replace Figure 15.5 'Leighton West Site':





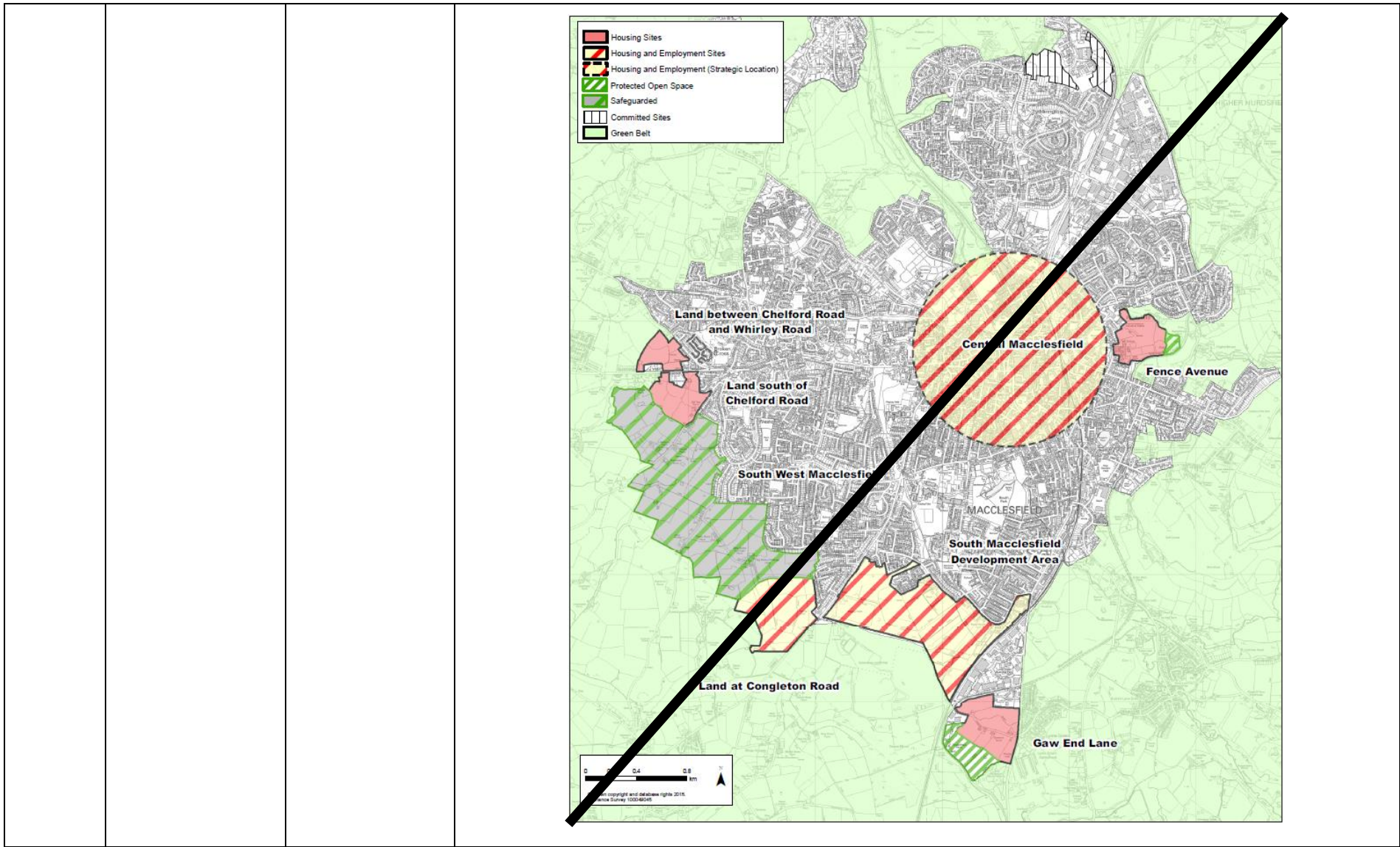
Amend paragraph 15.59:

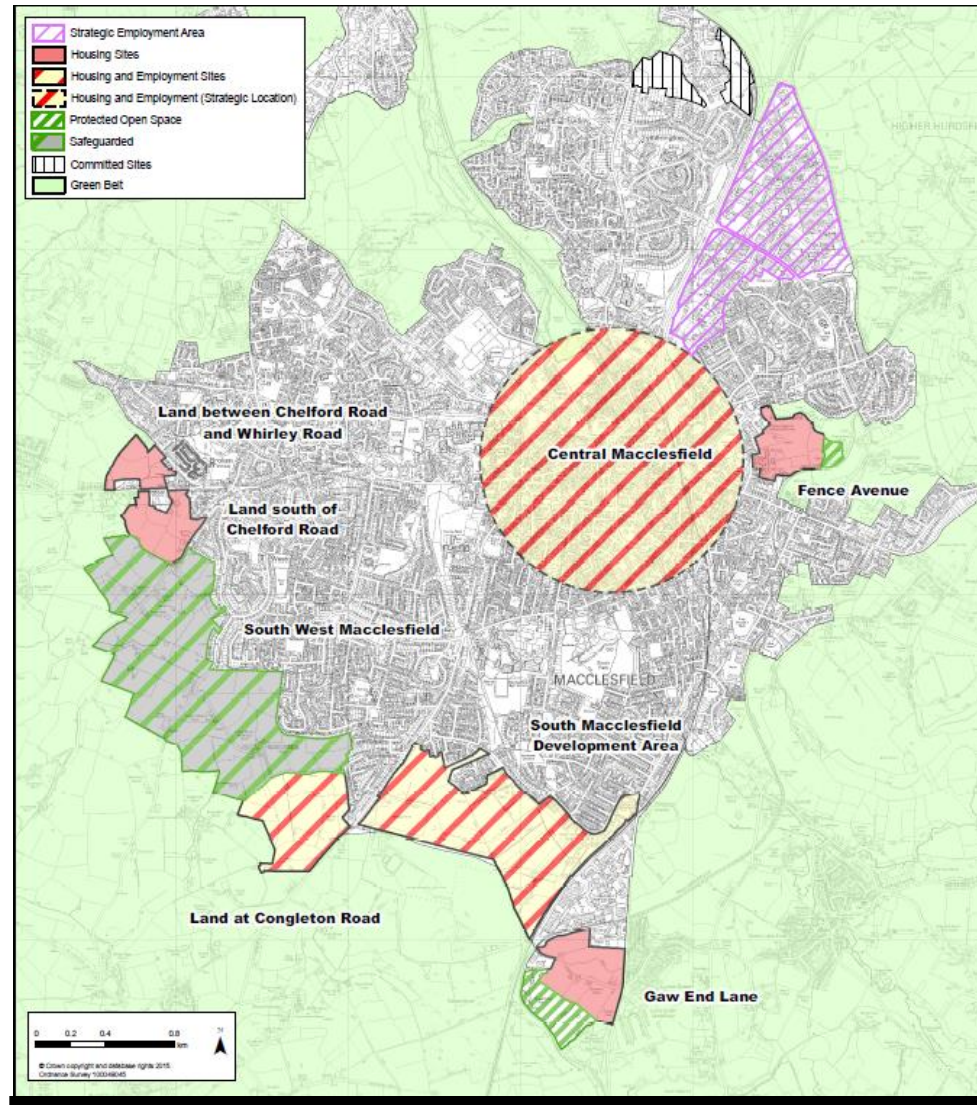
15.59 The work undertaken also shows that improvements will be required at other junctions to facilitate the growth in traffic expected as a result of the Leighton West development and other development in the area. In particular the A530 corridor from the north, past the site and to Alvaston Roundabout north of Nantwich, and also the corridor from the junctions of Flowers

			Lane and <u>Smithy Lane with</u> the A530 <u>along Bradfield Road and North Street towards</u> Crewe Green Roundabout around the north of Crewe through Maw Green.
MM32	[RE F003] p217-p221 [RE F006] p214-217	Site CS 38 Leighton	<p><i>Amend Site CS 38 Criterion 1:</i></p> <p>1. The delivery of <u>around up to</u> 500 homes (at a variety of densities). The design, density and scale of the development should reflect the fact that the site lies in a transitional location between the higher density urban area and the rural area. The surrounding development is predominantly suburban and the development of the site should reflect this. The development of the site will be masterplan-led, including a design code, which will consider its location, constraints and opportunities;</p> <p><i>Delete Site CS 38 Principle of Development c:</i></p> <p>c. Contributions to key enabling infrastructure, including improvements to the A530 corridor and Sydney Road / Flowers Lane / Remer Street / Bradfield Road corridor;</p> <p><i>Amend Site CS 28 Principle of Development I:</i></p> <p>I. Any development of the Leighton West site will require highway improvements. These improvements will be phased with the development of the site and also delivered through the masterplanning of the area covered by both the Leighton West Strategic Site CS 3 and this site. <u>In order for the Leighton Strategic Site to be developed then significant improvements to the A530 corridor will be required. This will include contributions to key enabling infrastructure, including improvements to the A530 corridor and Sydney Road/ Flowers Lane/ Remer Street/ Bradfield Road corridor.</u></p>

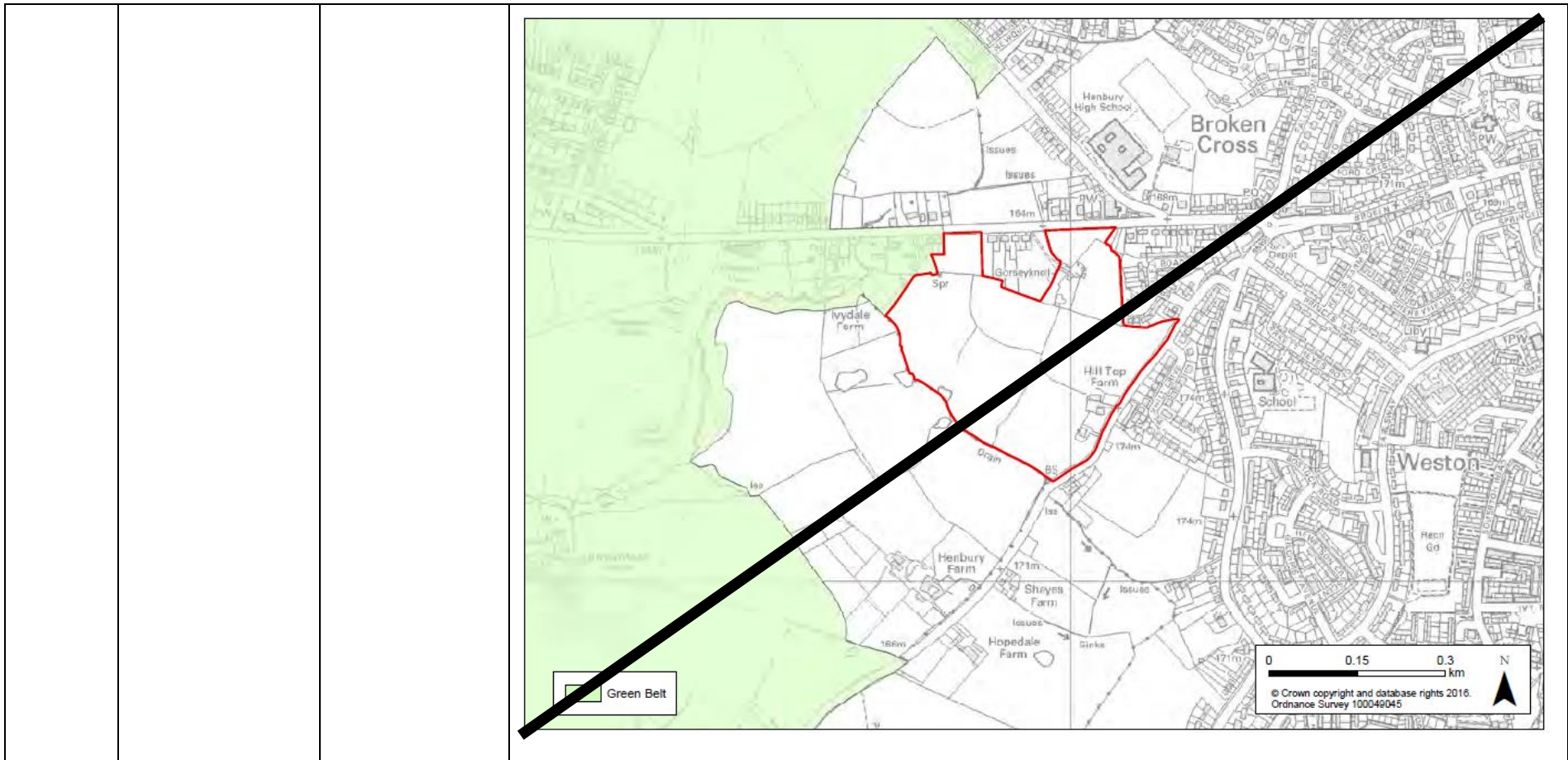
			<p><i>Amend paragraph 15.79:</i></p> <p>15.79 Necessary Highway network improvements must be completed before development can take place on this site, to an agreed timetable to ensure highway capacity and access to the Hospital are maintained.</p>
MM33	[RE F003] p225 [RE F006] p220	Site CS 4 Crewe Green	<p><i>Amend paragraph 15.84:</i></p> <p>15.84 The development of this site will assist in the delivery of improvements to the Crewe Green roundabout which is a key piece of highway infrastructure and is identified in the Infrastructure Delivery Plan which states that the roundabout suffers from peak period delays and includes it within the 'Physical Infrastructure Delivery Schedule', with funding sources being developers, Local Transport Plan and Local Enterprise Partnership are a Local Growth Fund Grant and third-party developer contributions secured by the Council.</p>
MM34	[RE F003] p227 [RE F006] p221	Site CS 5 Sydney Road	<p><i>Amend Site CS 5 Criterion 1:</i></p> <p>1. The delivery of around 525 new homes; and</p>
MM35	[RE F003] p232 [RE F006] p225	Site CS 37 South Cheshire Growth Village	<p><i>Amend Site CS 37 Criterion 2:</i></p> <p>2. The provision of a new mixed-use local (village) centre comprising, with a range of uses, including:</p> <ul style="list-style-type: none"> i. Appropriate retail provision to meet local needs; ii. Community Centre meeting facility and a new Village Square and enhanced public realm elsewhere; iii. Sports and leisure facilities.

MM36	[RE F003] p240 [RE F006] p230	Site CS 6 The Shavington / Wybunbury Triangle	<i>Amend Site CS 6 Criterion 1:</i> 1. The delivery of around 400 new homes;
MM37	[RE F003] p254 [RE F006] p242	Macclesfield Sites and Strategic Locations	<i>Replace Figure 15.12 'Macclesfield Town Map':</i>



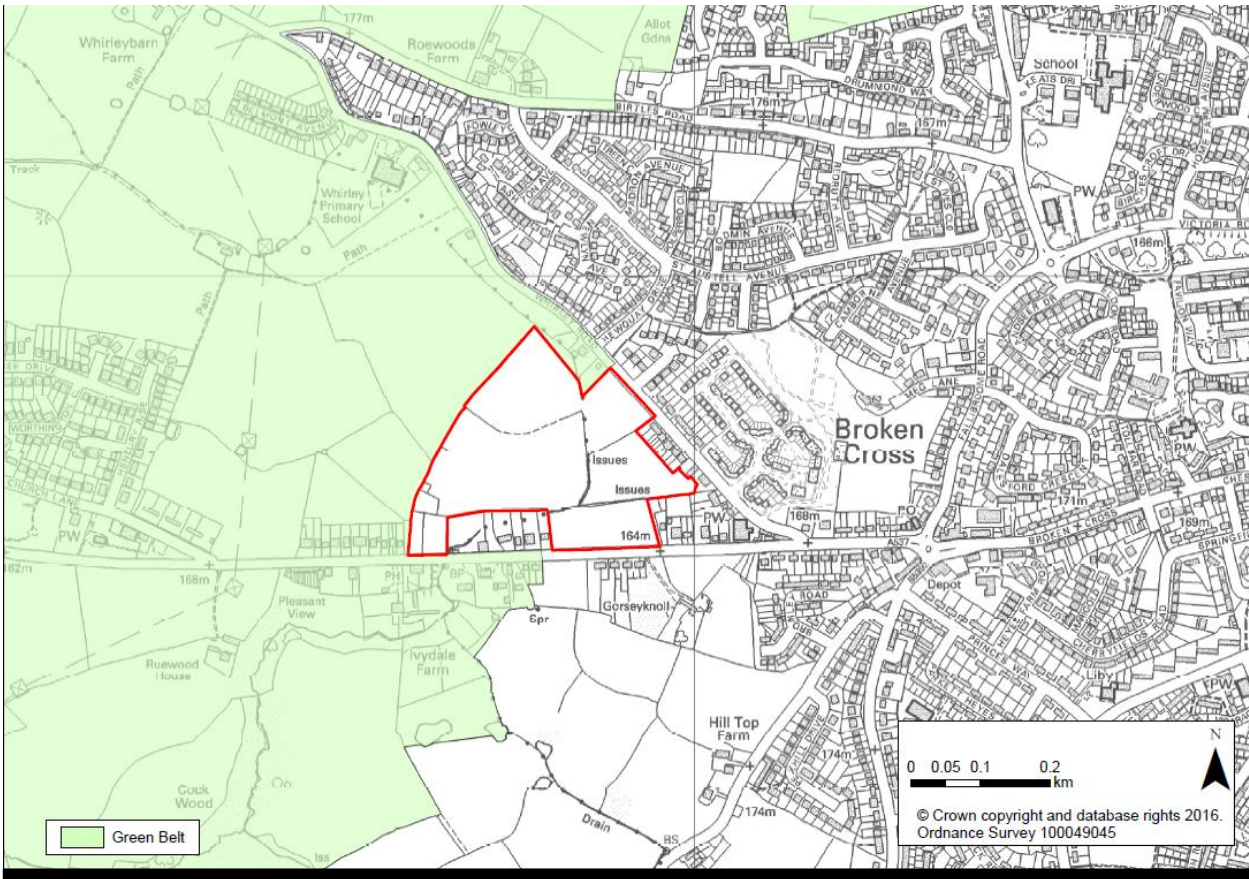


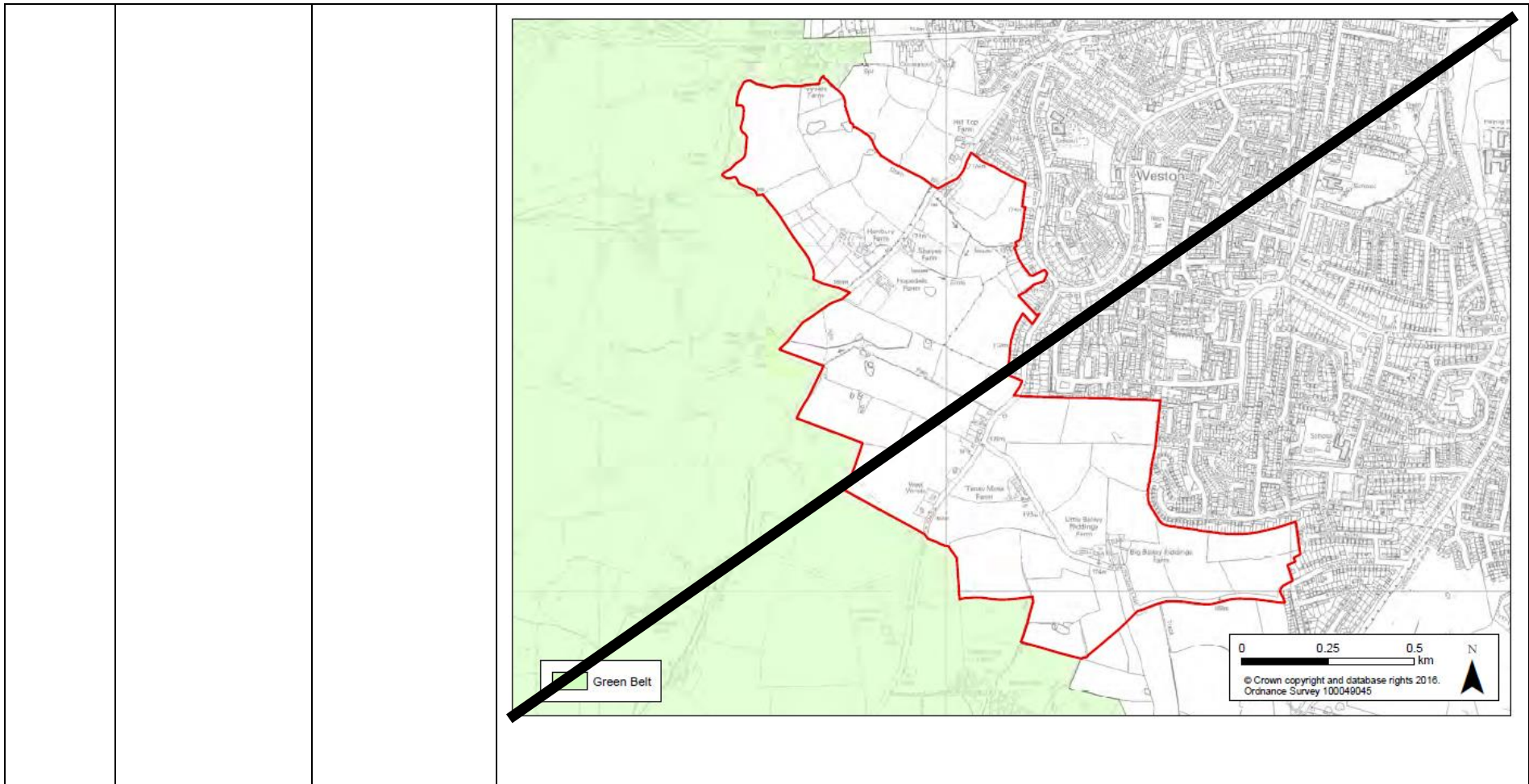
MM38	[RE F003] p261-p262 [RE F006] p247	Site CS 8 South Macclesfield Development Area	<p><i>Amend Site CS 8 Criterion 4:</i></p> <p>4. Provision of up to around 5 hectares of employment land and employment related uses;</p> <p><i>Amend Site CS 8 Principle of Development I:</i></p> <p>I. The site will be developed only where it can be demonstrated that there is no significant harm on the Danes Moss SSSI, particularly in relation to changes in water levels and quality, species populations and recreational pressures. This should include a full assessment of the direct and indirect impacts of the development on the features of special interest. Where impacts after mitigation cannot be avoided, appropriate mitigation measures will be required to ensure protection of the SSSI development proposals will not be permitted.</p>
MM39	[RE F003] p272 [RE F006] p255	Site CS 10 Land at Congleton Road, Macclesfield	<p><i>Amend Site CS 10 Criteria 1 and 2:</i></p> <p>1. The delivery of around 300 new dwellings;</p> <p>2. Provision of up to around 10 hectares of employment land and employment related uses;</p>
MM40	[RE F003] p277 [RE F006] p259	Site CS 40 Land south of Chelford Road, Macclesfield	<p><i>Replace Figure 15.16a 'Land off Chelford Road, Macclesfield':</i></p>



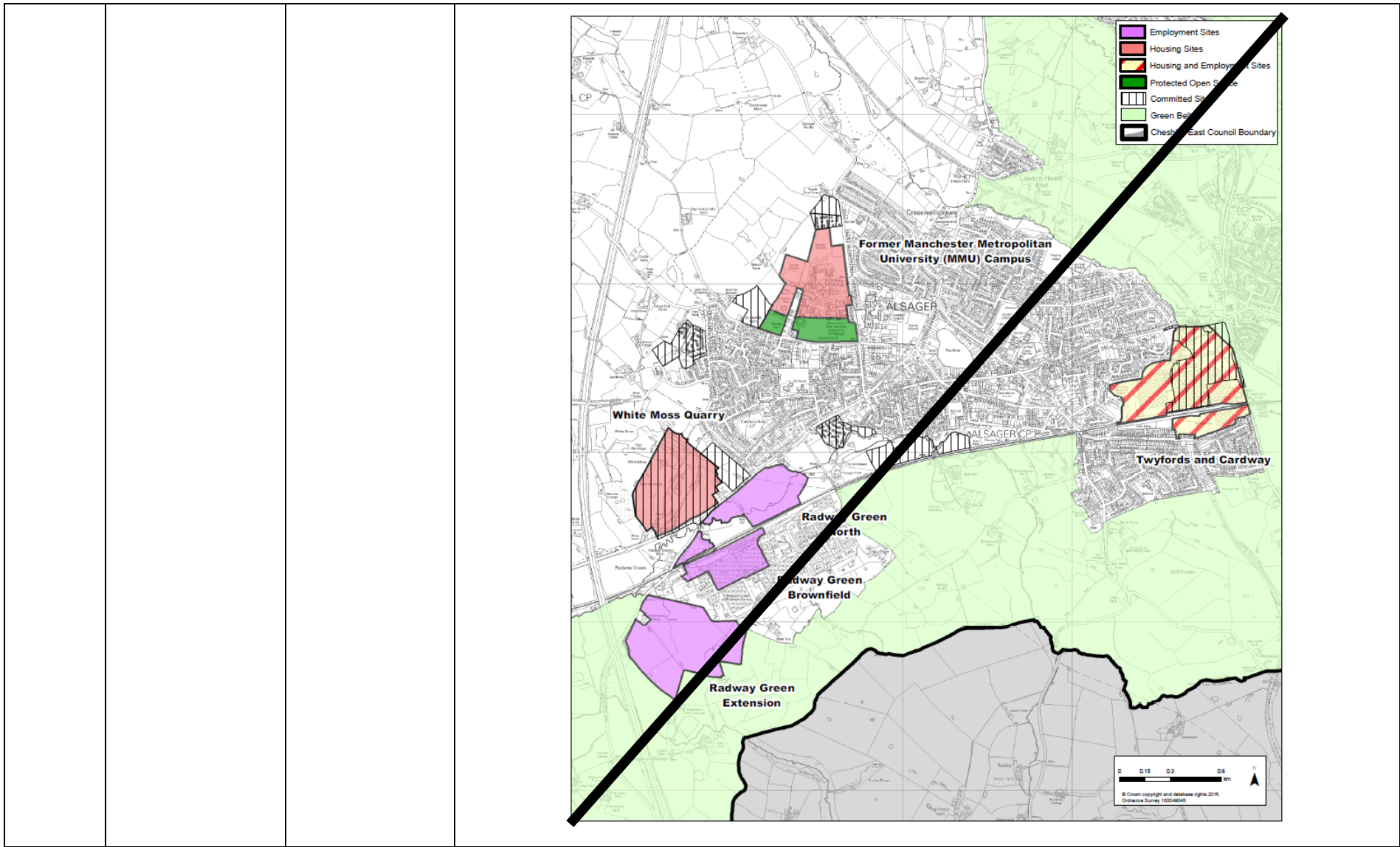
MM41	[RE F003] p279 [RE F006] p260	Site CS 11 Gaw End Lane, Macclesfield	<p><i>Amend paragraph 15.170:</i></p> <p>15.170 This area lies to the south of Macclesfield beyond the Lyme Green Business Park and incorporating land to the north and south of Gaw End Lane. The site is mainly agricultural land, adjacent to the Council Depot at the northern western <u>eastern</u> corner. Surrounding uses include Lyme Green Business Park, residential uses and agricultural land.</p>

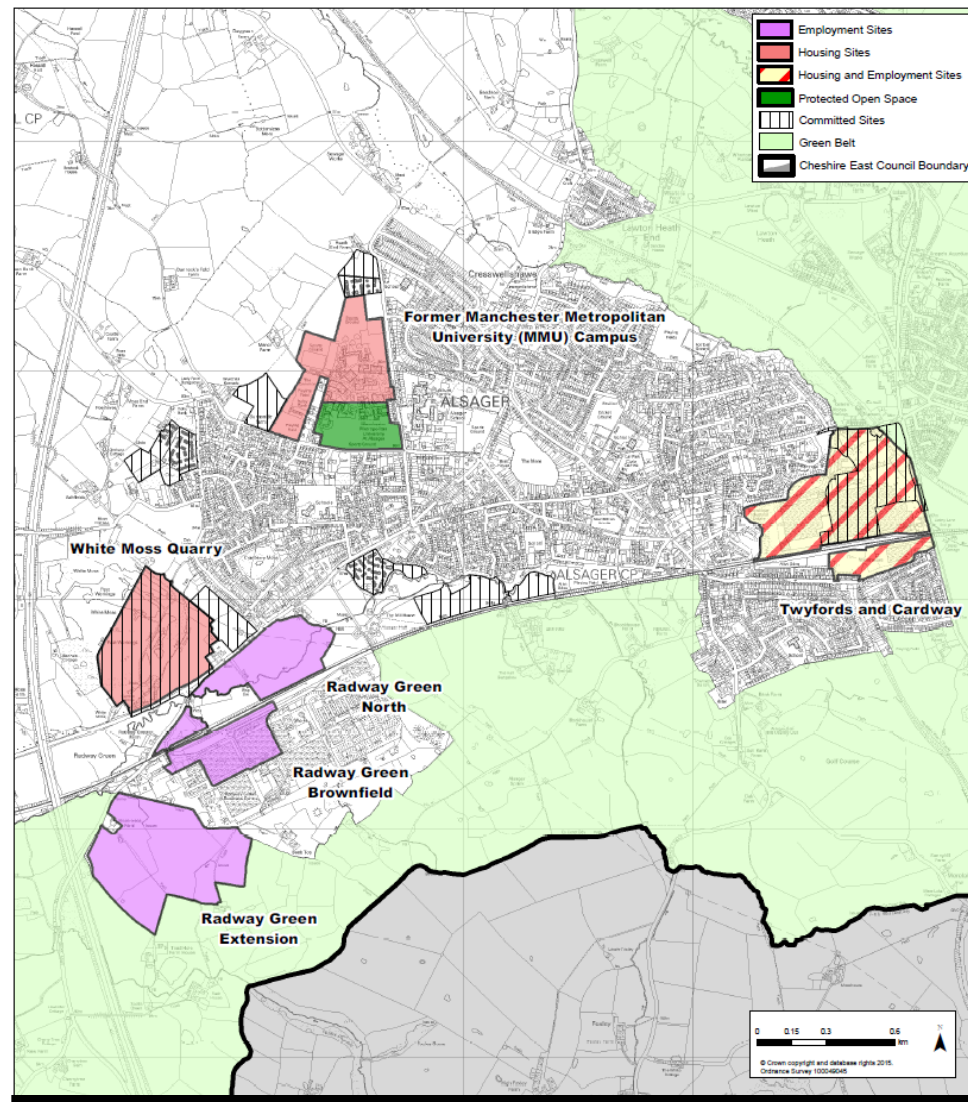
<p>MM42</p>	<p>[RE F003] p284 [RE F006] p265</p>	<p>Site CS 41 Land between Chelford Road and Whirley Road, Macclesfield</p>	<p>Replace Figure 15.17a 'Land between Chelford Road and Whirley Road':</p>
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MM43	[RE F003] p286 [RE F006] p267	Site CS 32 (Safeguarded) South West Macclesfield	<p><i>Amend Site CS 32 Criterion 1:</i></p> <p>1. 403 95.7 hectares of Safeguarded Land</p> <p><i>Replace Figure 15.17b ‘Safeguarded Land South West Macclesfield’:</i></p>



MM44	[RE F003] p289 [RE F006] p269	Alsager Sites and Strategic Locations	<i>Replace Figure 15.18 'Alsager Town Map':</i>





MM45	[RE F003] p290 [RE F006] p270	Site CS 42 White Moss Quarry	<p><i>Amend Site CS 42 Criterion 1:</i></p> <p>1. The provision of up to around 350 new homes in the plan period (at a density of between 25 and 35 dwellings per hectare);</p>
MM46	[RE F003] p296 [RE F006] p274	Site CS 12 Twyfords and Cardway	<p><i>Amend Site CS 12 Criterion 1:</i></p> <p>1. The delivery of around 550 new homes;</p> <p><i>Amend Site CS 12 Principle of Development a:</i></p> <p>a. Contributions to improvements to the town centre street scene accessibility</p> <p><i>Insert new paragraph 15.196c after ¶15.196b:</i></p> <p><u>15.196c It has been identified through the Alsager Town Centre Supplementary Planning Document that accessibility to and within the town centre for cyclists and pedestrians needs to be improved.</u></p>
MM47	[RE F003] p301-p304 [RE F006] p279-p281	Site CS 13 Former MMU Campus	<p><i>Amend Site CS 13 Criterion 1:</i></p> <p>1. The delivery of around 400 new homes (at approximately 30 dwellings per hectare).</p> <p><i>Amend Site CS 13 Principles of Development a, b and c:</i></p> <p>a. Contributions to improvements to the town centre street scene accessibility</p> <p>b. Retention and incorporation into the development of existing hedges and trees, particularly those shielding the sports pitches at the junction of Hassall Road and Dunnocksfold Road, and those trees that are protected.</p>

			<p>c. Contributions towards or delivery of improvements to B5077 Crewe Road / Hassall Road junctions, and Hassall Road / Dunnecksfold Road junctions</p> <p><i>Delete Site CS 13 Principle of Development k:</i> k. The protected trees shall be retained and incorporated into any development.</p> <p><i>Insert new paragraph 15.205b after ¶15.205a:</i> <u>15.205b It has been identified through the Alsager Town Centre Supplementary Planning Document that accessibility to and within the town centre for cyclists and pedestrians needs to be improved.</u></p>
MM48	[RE F003] p306-p308; [RE F006] p283-p284	Site CS 14 Radway Green Brownfield	<p><i>Amend Site CS 14 Criterion 4:</i> 4. On site provision, or where appropriate, relevant contributions, towards transport and highways, open space and community facilities.</p> <p><i>Amend Site CS 14 Principle of Development d:</i> d. A desk based archaeological assessment shall be carried out to determine if any future evaluation/mitigation will be needed <u>and a programme of archaeological building recording (at level 2 as defined in English Heritage 2006, Understanding Historic Buildings p.14) undertaken for those buildings and structures associated with the ordnance factory during the Second and Cold wars.</u></p> <p><i>Amend paragraph 15.211:</i></p>

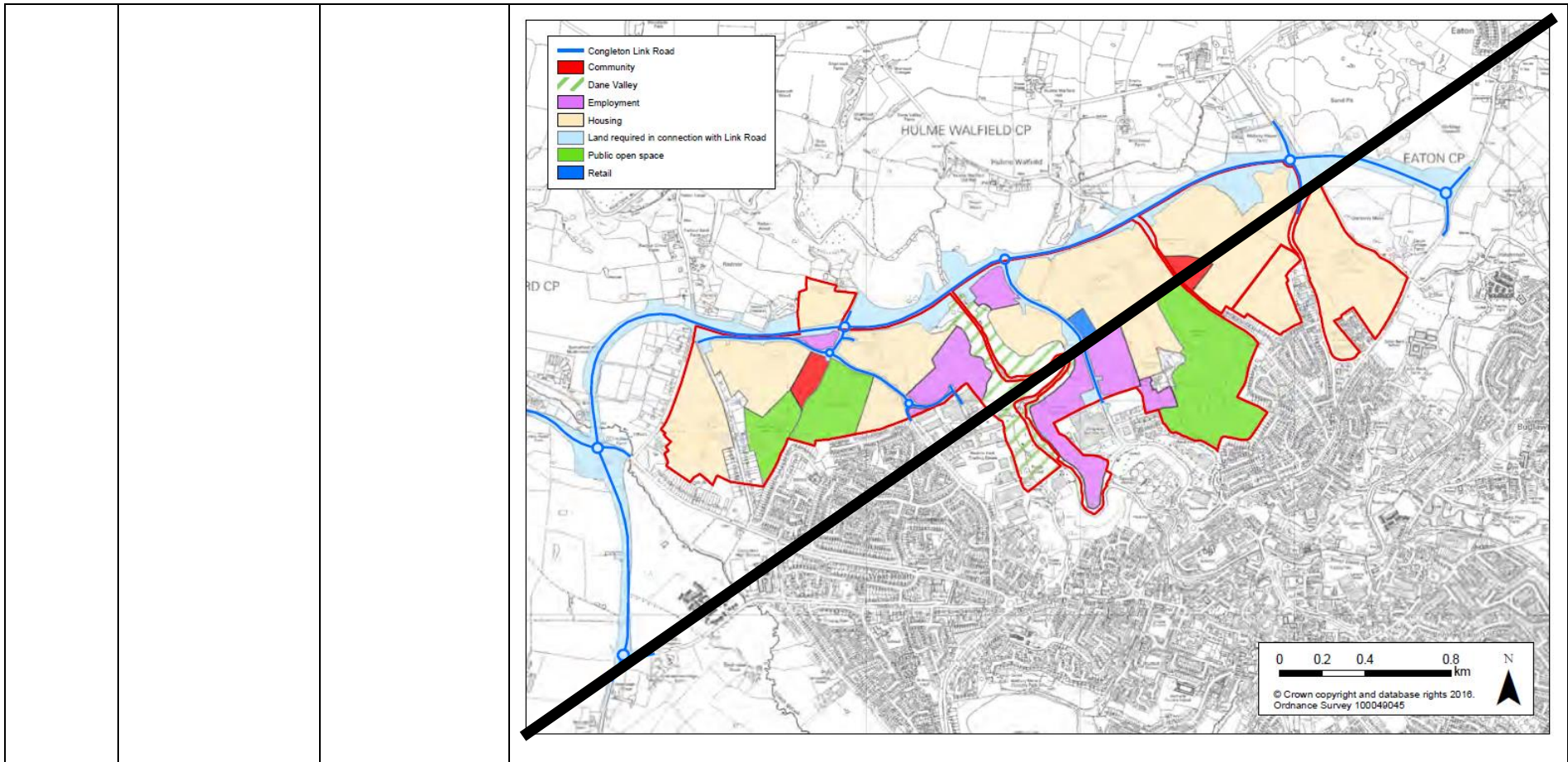
			<p>15.211 An archaeological assessment will be required, to ensure that there will not be an impact on undesignated heritage assets. <u>The Royal Ordnance Factory (ROF no. 13) is a non-designated heritage asset recorded on the Cheshire Historic Environment Record (CHER 4122) and was established in 1940 to produce .303 ammunition. Many of the extant buildings are visible on 1940s RAF aerial photographs of the site held in the HER and therefore date to the Second World War. Furthermore, these buildings continued in use into the equally significant Cold War period and some of the later supporting buildings will date from this period.</u></p>
MM49	[RE F003] p310 [RE F006] p286	Site CS 15 Radway Green Extension	<p><i>Amend Site CS 15 Criterion 1:</i></p> <p>1. The provision of around 25 hectares of employment land;</p> <p><i>Amend Site CS 15 Principle of Development b:</i></p> <p>b. Improvements to site access, potentially to allow for better access to the Radway Green site as a whole as well as improvements to existing access and provision of new pedestrian and cycle links to new and existing residential and employment areas, <u>and</u> shops, schools and health facilities;</p> <p><i>Amend the indicative site delivery (after ¶15.224d):</i></p> <ul style="list-style-type: none"> • <u>7.5ha expected during the early part of the plan period (2015-2020)</u> • 13ha <u>10.5ha</u> expected during the middle part of the plan period (2020-2025) • 12ha <u>7.5ha</u> expected during the latter part of the plan period (2025-2030)

MM50	[RE F003] p315-p317; [RE F006] p290-293	CS 43 Radway Green North	<p><i>Amend Site CS 43 Criterion 1:</i></p> <p>1. The provision of around 12ha of employment land.</p> <p><i>Amend Site CS 43 Principle of Development a:</i></p> <p>a. The provision of Green Infrastructure, including:</p> <ul style="list-style-type: none"> i. The retention of the stream <u>watercourse</u> and formation of a an undeveloped <u>8 metre wide</u> buffer <u>zone</u> of open space/seminatural habitats around <u>should be provided alongside</u> it. ii. The creation of wildlife habitats iii. Sustainable drainage iv. Structural landscape proposals <p><i>Delete Site CS 43 Principle of Development g:</i></p> <p>g. Proposed development within Flood Zones 2 or 3 shall be subject to the Sequential and Exception Tests.</p> <p><i>Delete Site CS 43 Principle of Development i:</i></p> <p>i. The watercourse should be retained and an undeveloped 8 metre wide buffer zone should be provided alongside it.</p> <p>Amend paragraph 15.224l:</p> <p>15.224l Part of the site is located in an area of flood risk of Valley Brook, and as such it should be demonstrated that the proposed development would be safe from fluvial</p>
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			<p>flooding, and would not increase the risk of flooding elsewhere. <u>Part of the site is affected by flood risk (Valley Brook), and a Sequential Test has been applied in line with national planning policy. Policy PG6 (Spatial Distribution of Development) identifies that an additional 40 hectares of employment land should be provided at Alsager. In the absence of alternative, reasonably available sites within or immediately adjacent to Alsager for employment development with a lower probability of flooding, the allocation of Radway Green North satisfies the Sequential Test. Through a site specific Flood Risk Assessment, carried out to inform any planning application proposal, it should be demonstrated that the proposed development would be safe from fluvial flooding, and would not increase the risk of flooding elsewhere.</u> As with any development adjacent to a main river an undeveloped buffer zone, at least 8 metre wide alongside the watercourse, should be provided The buffer zone needs to be 8 metres wide measured from bank top for the whole extent of the watercourse. Bank top is defined as the point at which the bank meets normal land levels.</p>
MM51	[RE F003] p320-p323; [RE F006] p295-p296	Congleton Sites and Strategic Locations	<p><i>Amend paragraph 15.226:</i></p> <p>15.226 The focus for Congleton over the Local Plan Strategy period will be that of high quality employment led growth to accommodate the expansion of existing businesses and attract new investment into the town. New housing is seen as important as part of a balanced and integrated portfolio of development to support the town centre, and ensure balanced and sustainable communities and deliver the Congleton Link Road.</p> <p><i>Amend paragraph 15.227:</i></p>

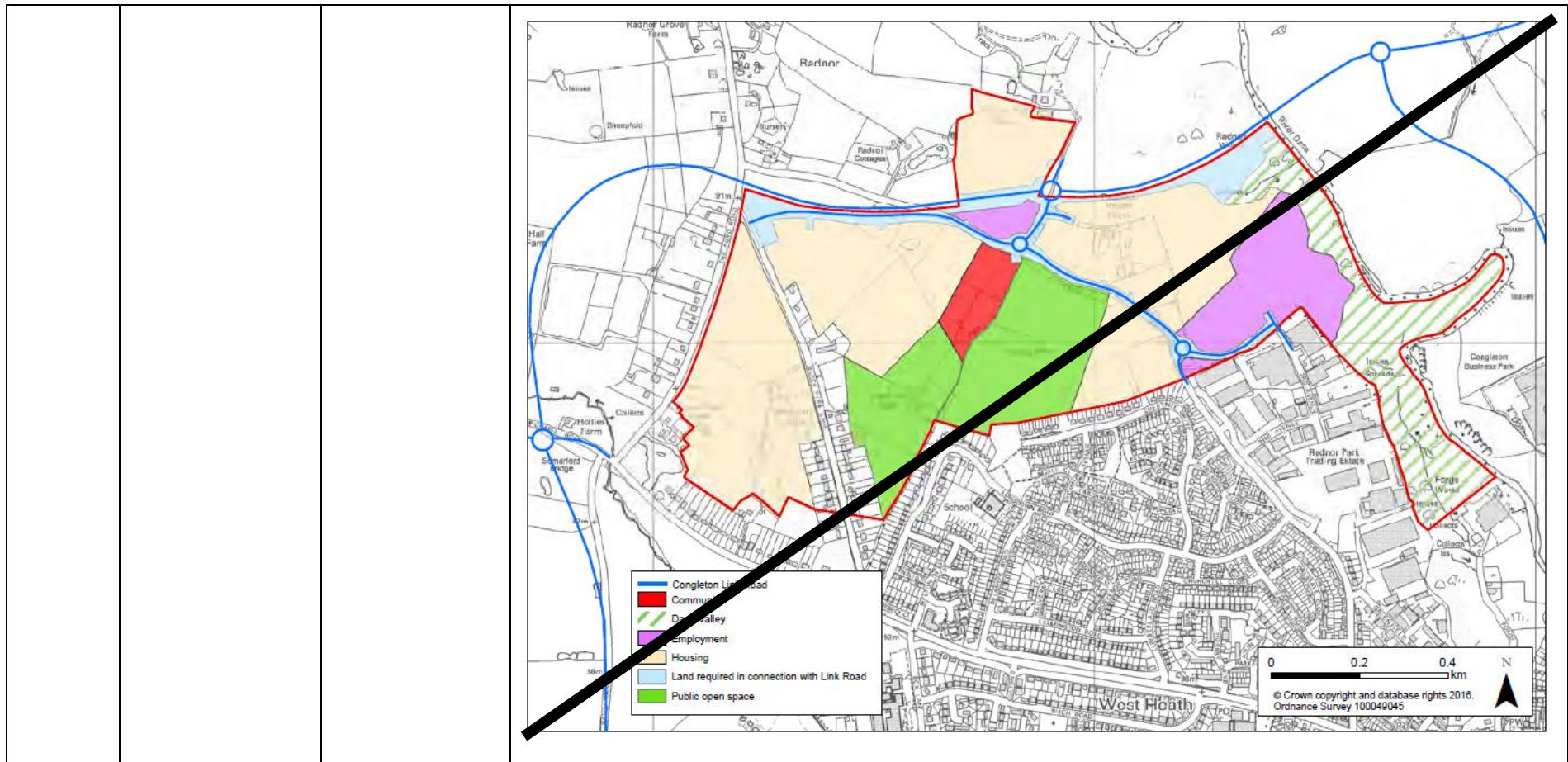
		<p>15.227 <u>At the heart of the development strategy for Congleton is the construction of the</u> The Congleton Link Road. <u>It</u> will assist in meeting the objective of employment led growth as it will support:</p> <ul style="list-style-type: none"> • The economic, physical and social regeneration of the town; • The opening up of new development sites in particular to improve access to Radnor Park Industrial Estate and Congleton Business Park; • The reduction in existing town centre traffic and to facilitate town centre regeneration • The improvement of strategic transport links across the Borough • The reduction in community severance along key town centre corridors • The reduction in traffic related pollutants within the town especially on those areas declared Air Quality Management Areas <p>Amend paragraph 15.228:</p> <p>15.228 The preferred transport solution for Congleton is a Link Road <u>runs</u> to the north of the town connecting the A534 Sandbach Road to the A536 Macclesfield Road. <u>As well as providing other benefits, it directly unlocks considerable opportunities to create new homes, jobs, green infrastructure and other community facilities to the north of the town. The Link Road is therefore necessary for land allocations to take place.</u></p> <p>Amend paragraph 15.229:</p> <p>15.229 A proposed route for The Congleton Link Road has now been identified within a planning application submitted in June 2016 <u>received planning approval in June 2016</u> (15/4480C). To facilitate this key public infrastructure, no development will be permitted on the</p>
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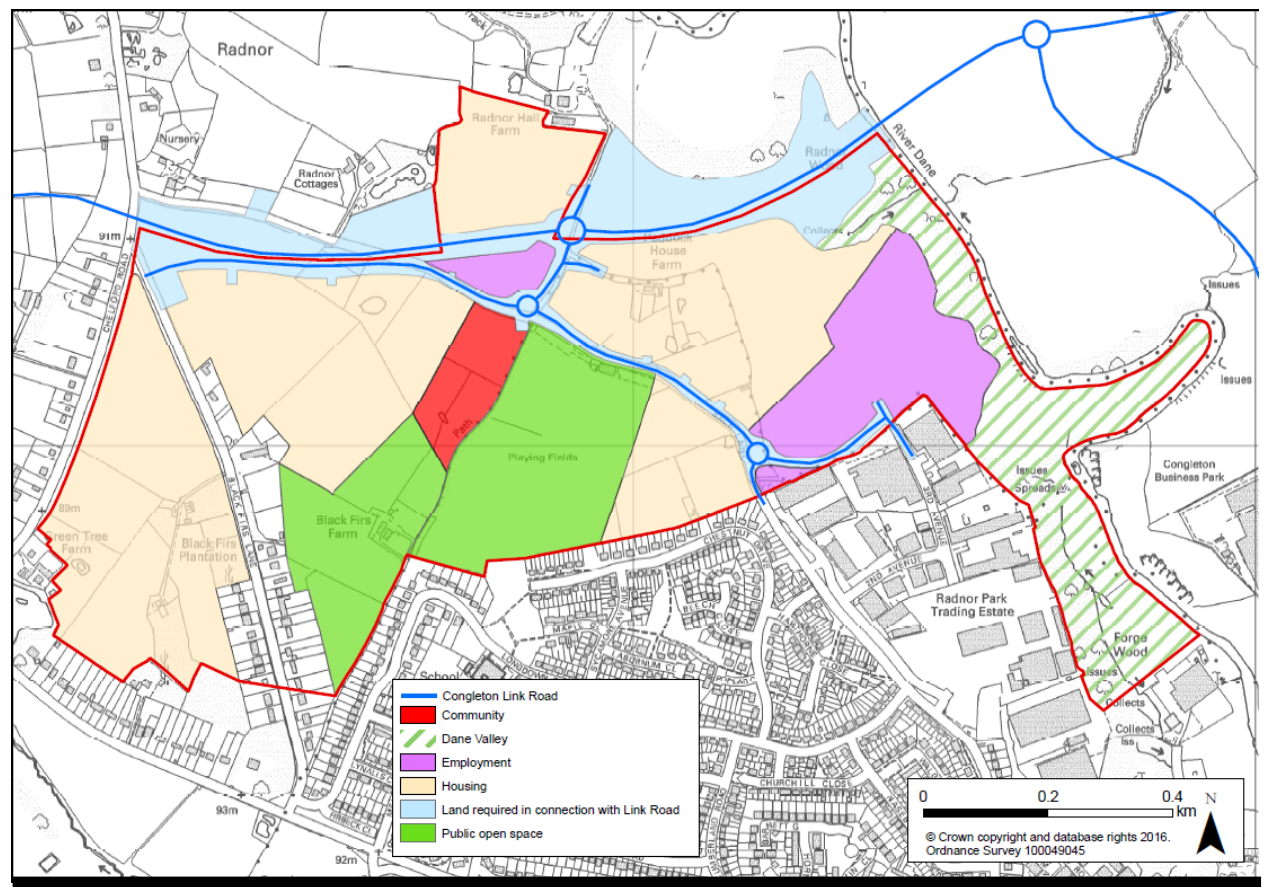
			<p>land required for the delivery of the Link Road. <u>The Council has also agreed a funding strategy at its Cabinet meeting of 14th June 2016. The Link Road will be funded from a number of sources and to facilitate the early delivery of the Link Road and unlock the full extent of the adjacent allocations, the Council intends to provide forward funding to enable its construction. The approach is to secure financial contributions from development unlocked by the Link Road including retrospective contributions should the road have already been committed (as evidenced through a construction contract being let by the Council) and / or completed by the time that development is granted planning permission. The Council will seek appropriate contributions to the infrastructure requirements of individual sites as set out in policy requirements and in line with Policy IN1 (Infrastructure) and IN2 (Developer Contributions). This approach may be superseded in the future through the adoption and implementation of a Community Infrastructure Levy Charging Schedule.</u></p> <p><i>Replace Figure 15.25 'Congleton Link Road Corridor of Interest':</i></p>
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MM52	[RE F003] p324-p327; [RE F006] p296-p299	Site CS 44 Back Lane and Radnor Park	<p><i>Amend Site CS 44 Criteria 2, 3 and 4:</i></p> <ol style="list-style-type: none"> 2. The delivery of around 750 new homes (at approximately 30 dwellings per hectare) as set out in Figure 15.26 of the LPS; 3. The delivery of up to around 7 hectares of employment land adjacent to Radnor Park Trading Estate as set out in Figure 15.26 of the LPS;

			<p>4. The delivery of up to around 1 hectare of employment or commercial development adjacent to the Congleton Link Road Junction as identified in Figure 15.26 of the LPS.</p> <p><i>Amend Site CS 44 Criterion 9:</i></p> <p>9. The provision of public open space, as a new country park adjacent to Back Lane Playing Fields; as set out in Figure 15.26 of the LPS</p> <p><i>Amend Site CS 44 Principle of Development I:</i></p> <p>I. In order to ensure a sustainable, mixed use scheme is delivered on the site, the Council will require all housing proposals to demonstrate, through the execution of an s106 Agreement or appropriate alternative, how the delivery of employment land as an extension to the Radnor Park Trading Estate in tandem with housing development will be assured will be positively supported.</p> <p><i>Replace Figure 15.26 'Back Lane and Radnor Park Site':</i></p>
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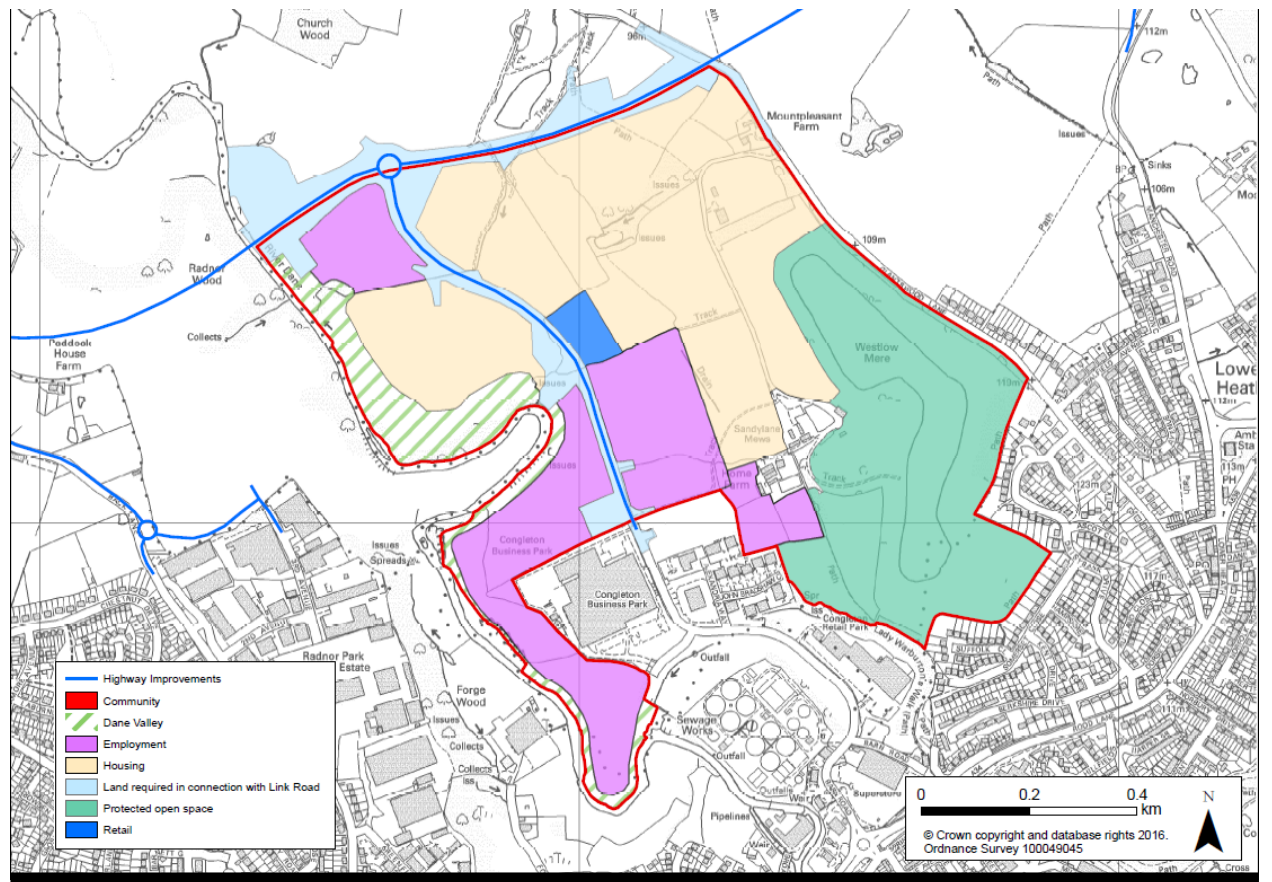


Insert new Paragraph before ¶15.235a (and renumber existing ¶15.235a as ¶15.235b):

15.235a The Congleton Link Road is the single largest infrastructure project the Council has undertaken to date. It is vital to the successful delivery of sites to the north of Congleton and to resolve long-standing economic and environmental impacts arising

		<p><u>from congestion in the town. The Link Road will also improve connectivity across the Borough and access to the M6. The Council has recognised that it may have to provide gap funding upfront in order to deliver the Congleton Link Road. As the Link Road is an essential component in the delivery of sites to the north of Congleton, the Council will seek appropriate contributions towards the Link Road from development unlocked by the Link Road. In the event that the road is committed (as evidenced through a construction contract let by the Council) and / or completed at the time or planning permission(s) being granted, the Council will seek appropriate contributions to the Congleton Link Road on a retrospective basis.</u></p> <p><i>Amend paragraph 15.235b (renumbered from ¶15.235a):</i></p> <p>15.235a 15.235b The Council's stated aims for the delivery of the sites to the north of Congleton are that they should be delivered on a comprehensive basis in line with the North Congleton Masterplan. The site cannot be comprehensively delivered without additional highways capacity provided by the proposed Congleton Link Road and, as such, the Council will seek to ensure appropriate contributions to the Congleton Link Road. The Council will be mindful of the costs of bringing the site forward in such circumstances and will consider alternative affordable housing provision, <u>on a case by case basis,</u> where it is demonstrated through robust viability evidence that 30% affordable housing would render the development of the a site unviable (in line with paragraph 7 of LPS policy SC5 (Affordable Homes)). The Council's expectation is the site is delivered on a comprehensive basis in the form of outline planning application(s), in line with the North Congleton Masterplan, to secure appropriate contributions towards the delivery of the Congleton Link Road <u>and appropriate contributions to the infrastructure requirements of</u></p>
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			<p><u>individual sites as set out in policy requirements and in line with Policy IN1 (Infrastructure) and IN2 (Developer Contributions). In the event that changing circumstances impact on the sites / infrastructure delivery in line with the stated programme then the Council will consider measures as set out in Chapter 16 (Monitoring and Implementation) of the LPS, including the use of its Compulsory Purchase Powers, in order for the stated objectives of the site to be met.</u></p>
MM53	[RE F003] p330-p333; [RE F006] p301-p303	Site CS 45 Congleton Business Park	<p><i>Amend Site CS 45 Criteria 2, 3 and 4:</i></p> <ol style="list-style-type: none"> 2. The delivery of <u>around</u> 625 new homes (at approximately 30 dwellings per hectare) as set out in Figure 15.27; 3. The delivery of <u>around</u> 10 hectares of land for employment and commercial uses adjacent to Congleton Business Park) as set out in Figure 15.27; 4. The delivery of <u>up to around</u> 3 hectares of land for employment and commercial uses adjacent to the Congleton Link Road Junction as set out in Figure 15.27; <p><i>Amend Site CS 45 Principle of Development I:</i></p> <p>I. In order to ensure a sustainable, mixed use scheme is delivered on the site, the Council will require all housing proposals to demonstrate, through the execution of an s106 Agreement or appropriate alternative, how the delivery of employment land as an extension to the Congleton Business Park Extension in tandem with housing development will be assured <u>will be positively supported.</u></p> <p><i>Replace Figure 15.27 'Congleton Business Park Extension Site'</i></p>

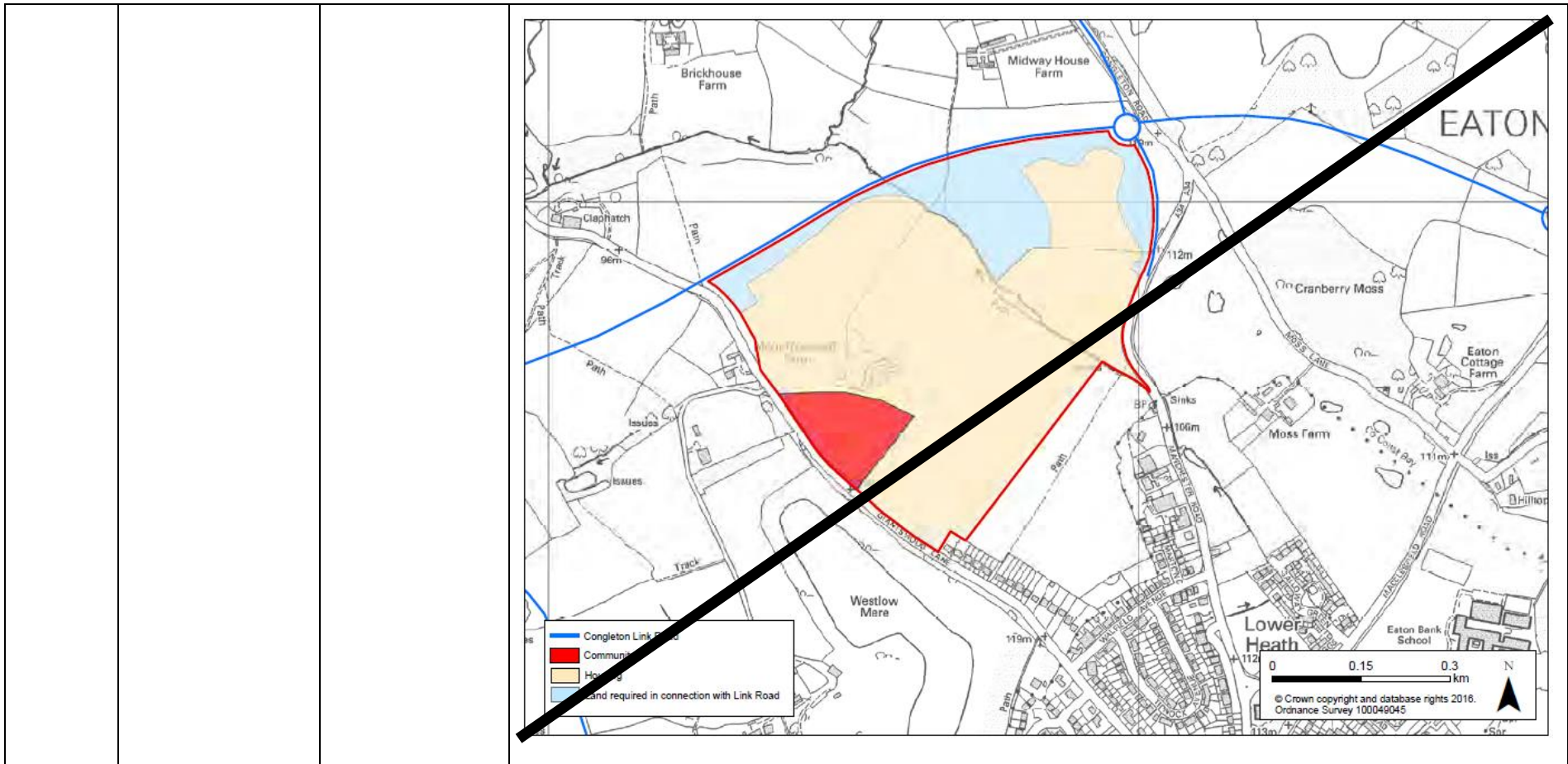


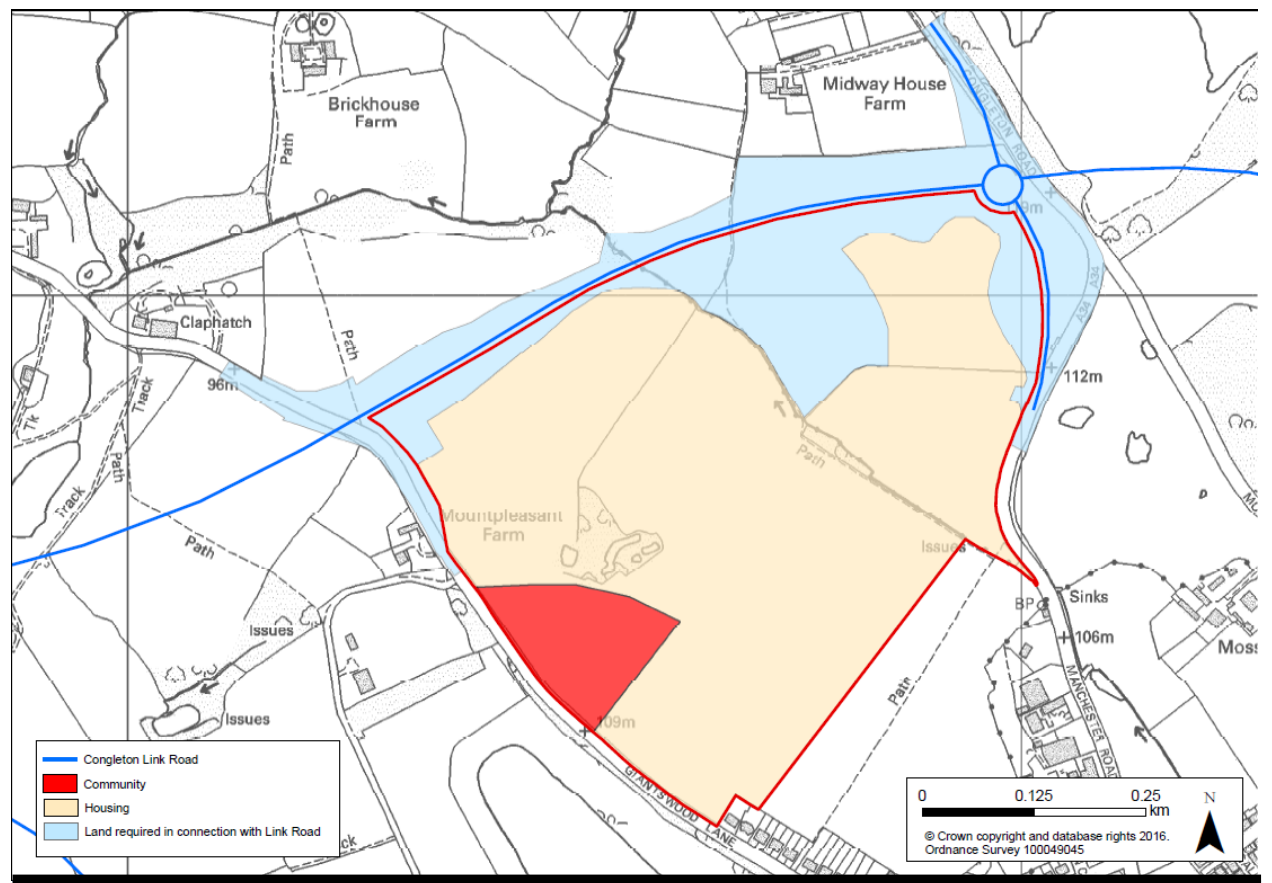
Insert new Paragraph before ¶15.241a (and renumber existing ¶15.241a as ¶15.241b):

15.241a The Congleton Link Road is the single largest infrastructure project the Council has undertaken to date. It is vital to the successful delivery of sites to the north of Congleton and to resolve long-standing economic and environmental impacts arising

		<p><u>from congestion in the town. The Link Road will also improve connectivity across the Borough and access to the M6. The Council has recognised that it may have to provide gap funding upfront in order to deliver the Congleton Link Road. As the Link Road is an essential component in the delivery of sites to the north of Congleton, the Council will seek appropriate contributions towards the Link Road from development unlocked by the Link Road. In the event that the road is committed (as evidenced through a construction contract let by the Council) and / or completed at the time or planning permission(s) being granted, the Council will seek appropriate contributions to the Congleton Link Road on a retrospective basis.</u></p> <p><i>Amend paragraph 15.241b (renumbered from ¶15.241a):</i></p> <p><u>15.241a 15.241b</u> The Council’s stated aims for the delivery of the sites to the north of Congleton are that they should be delivered on a comprehensive basis in line with the North Congleton Masterplan. The site cannot be comprehensively delivered without additional highways capacity provided by the proposed Congleton Link Road and, as such, the Council will seek to ensure appropriate contributions to the Congleton Link Road. The Council will be mindful of the costs of bringing the site forward in such circumstances and will consider alternative affordable housing provision, <u>on a case by case basis,</u> where it is demonstrated through robust viability evidence that 30% affordable housing would render the development of the a site unviable (in line with paragraph 7 of LPS policy SC5 (Affordable Homes)). The Council’s expectation is the site is delivered on a comprehensive basis in the form of outline planning application(s), in line with the North Congleton Masterplan, to secure appropriate contributions towards the delivery of the Congleton Link Road <u>and appropriate contributions to the infrastructure requirements of</u></p>
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			<u>individual sites as set out in policy requirements and in line with Policy IN1 (Infrastructure) and IN2 (Developer Contributions). In the event that changing circumstances impact on the sites / infrastructure delivery in line with the stated programme then the Council will consider measures as set out in Chapter 16 (Monitoring and Implementation) of the LPS, including the use of its Compulsory Purchase Powers, in order for the stated objectives of the site to be met.</u>
MM54	[RE F003] p335 [RE F006] p304	Site CS 16 Giantswood Lane South	<i>Amend Site CS 16 Criterion 1:</i> 1. The delivery of <u>around</u> 150 new homes (at approximately 30 dwellings per hectare);
MM55	[RE F003] p339-p342; [RE F006] p307-p309	Site CS 46 Giantswood Lane to Manchester Road	<i>Amend Site CS 46 Criterion 2:</i> 2. The delivery of <u>around</u> 500 new homes (at approximately 30 dwellings per hectare) as set out in Figure 15.29; <i>Replace Figure 15.29 ‘Giantswood Lane to Manchester Road Site’:</i>





Insert new Paragraph before ¶15.251a (and renumber existing ¶15.251a as ¶15.251b):
15.251a The Congleton Link Road is the single largest infrastructure project the Council has undertaken to date. It is vital to the successful delivery of sites to the north of Congleton and to resolve long-standing economic and environmental impacts arising

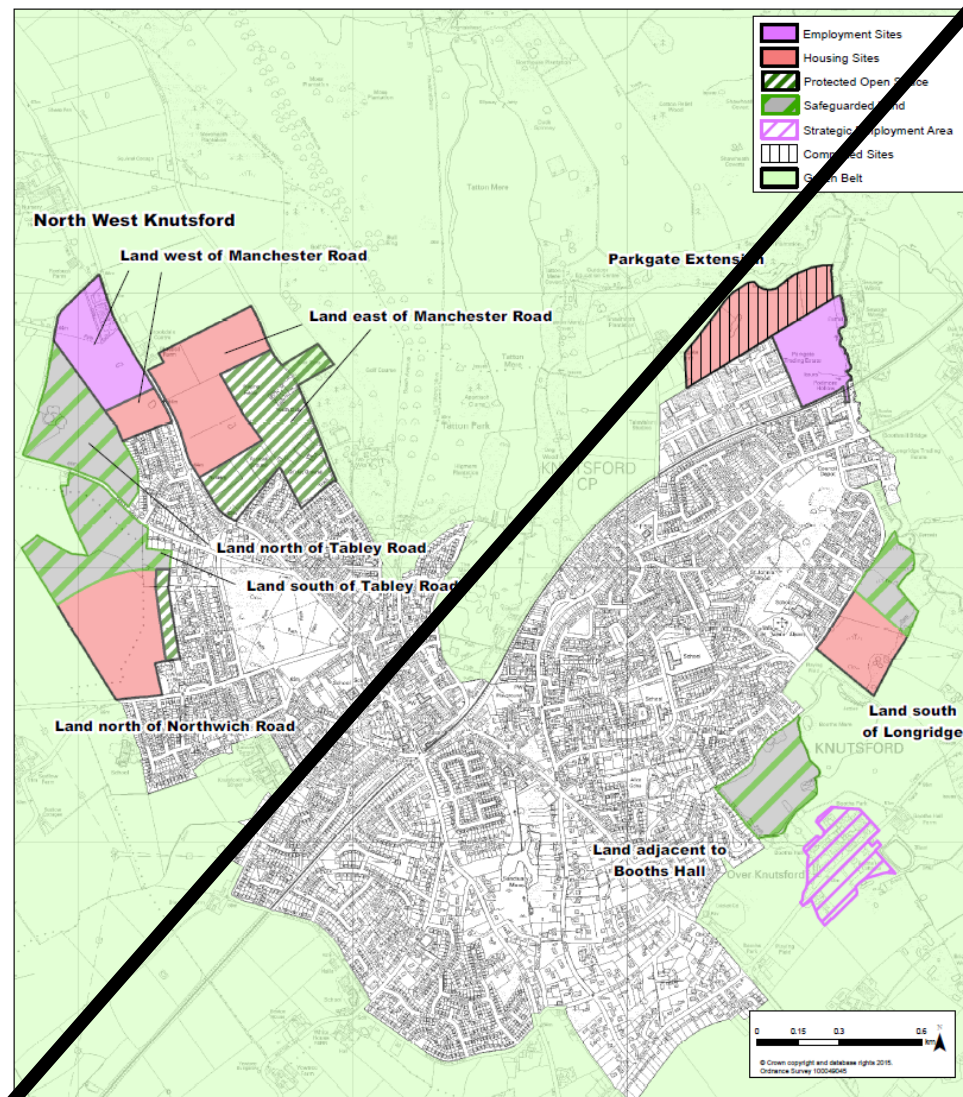
		<p><u>from congestion in the town. The Link Road will also improve connectivity across the Borough and access to the M6. The Council has recognised that it may have to provide gap funding upfront in order to deliver the Congleton Link Road. As the Link Road is an essential component in the delivery of sites to the north of Congleton, the Council will seek appropriate contributions towards the Link Road from development unlocked by the Link Road. In the event that the road is committed (as evidenced through a construction contract let by the Council) and / or completed at the time or planning permission(s) being granted, the Council will seek appropriate contributions to the Congleton Link Road on a retrospective basis.</u></p> <p><i>Amend paragraph 15.251b (renumbered from ¶15.251a):</i></p> <p><u>15.251a 15.251b</u> The Council's stated aims for the delivery of the sites to the north of Congleton are that they should be delivered on a comprehensive basis in line with the North Congleton Masterplan. The site cannot be comprehensively delivered without additional highways capacity provided by the proposed Congleton Link Road and, as such, the Council will seek to ensure appropriate contributions to the Congleton Link Road. The Council will be mindful of the costs of bringing the site forward in such circumstances and will consider alternative affordable housing provision, <u>on a case by case basis</u>, where it is demonstrated through robust viability evidence that 30% affordable housing would render the development of the a site unviable (in line with paragraph 7 of LPS policy SC5 (Affordable Homes)). The Council's expectation is the site is delivered on a comprehensive basis in the form of outline planning application(s), in line with the North Congleton Masterplan, to secure appropriate contributions towards the delivery of the Congleton Link Road <u>and appropriate contributions to the infrastructure requirements of</u></p>
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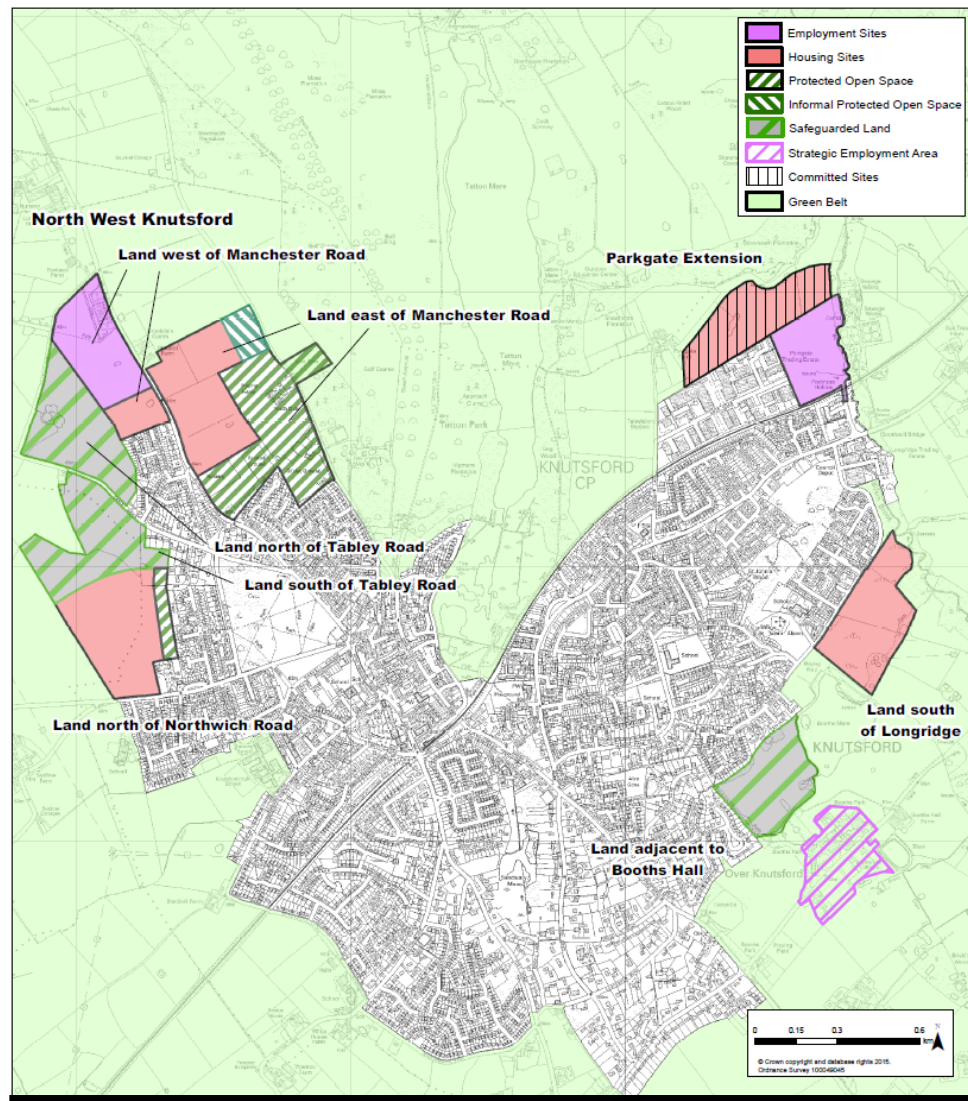
			<p><u>individual sites as set out in policy requirements and in line with Policy IN1 (Infrastructure) and IN2 (Developer Contributions). In the event that changing circumstances impact on the sites / infrastructure delivery in line with the stated programme then the Council will consider measures as set out in Chapter 16 (Monitoring and Implementation) of the LPS, including the use of its Compulsory Purchase Powers, in order for the stated objectives of the site to be met.</u></p>
MM56	<p>[RE F003] p344-p345 [RE F006] p311-p312</p>	<p>Site CS 17 Manchester Road to Macclesfield Road</p>	<p><i>Amend Site CS 17 Criterion 1:</i></p> <p>1. The delivery of <u>around</u> 450 new homes (at approximately 30 dwellings per hectare); and</p> <p><i>Insert a new paragraph before ¶15.254a (and renumber existing ¶15.254a as ¶15.254b):</i></p> <p><u>15.254a The Congleton Link Road is the single largest infrastructure project the Council has undertaken to date. It is vital to the successful delivery of sites to the north of Congleton and to resolve long-standing economic and environmental impacts arising from congestion in the town. The Link Road will also improve connectivity across the Borough and access to the M6. The Council has recognised that it may have to provide gap funding upfront in order to deliver the Congleton Link Road. As the Link Road is an essential component in the delivery of sites to the north of Congleton, the Council will seek appropriate contributions towards the Link Road from development unlocked by the Link Road. In the event that the road is committed (as evidenced through a construction contract let by the Council) and / or completed at the time or planning permission(s) being granted, the Council will seek appropriate contributions to the Congleton Link Road on a retrospective basis.</u></p>

			<p><i>Amend paragraph ¶15.254b (renumbered from ¶15.254a):</i></p> <p><u>15.254a 15.254b</u> The Council's stated aims for the delivery of the sites to the north of Congleton are that they should be delivered on a comprehensive basis in line with the North Congleton Masterplan. The site cannot be comprehensively delivered without additional highways capacity provided by the proposed Congleton Link Road and, as such, the Council will seek to ensure appropriate contributions to the Congleton Link Road. The Council will be mindful of the costs of bringing the site forward in such circumstances and will consider alternative affordable housing provision, <u>on a case by case basis</u>, where it is demonstrated through robust viability evidence that 30% affordable housing would render the development of the a site unviable (in line with paragraph 7 of LPS policy SC5 (Affordable Homes)). The Council's expectation is the site is delivered on a comprehensive basis in the form of outline planning application(s), in line with the North Congleton Masterplan, to secure appropriate contributions towards the delivery of the Congleton Link Road <u>and appropriate contributions to the infrastructure requirements of individual sites as set out in policy requirements and in line with Policy IN1 (Infrastructure) and IN2 (Developer Contributions). In the event that changing circumstances impact on the sites / infrastructure delivery in line with the stated programme then the Council will consider measures as set out in Chapter 16 (Monitoring and Implementation) of the LPS, including the use of its Compulsory Purchase Powers, in order for the stated objectives of the site to be met.</u></p>
MM57	[RE F003] p348-p349;	Site CS 47 Tall Ash Farm	<p><i>Amend Site CS 47 Principle of Development a:</i></p> <p>a. Contributions towards the delivery of the Congleton Link Road <u>or the A34 online</u></p>

	[RE F006] p314		<p><u>improvements</u></p> <p><i>Amend paragraph 15.256f:</i></p> <p>15.246f It is important that appropriate buffering planting, along the boundaries of the site, is provided in such a way that a clear edge to the development is provided and that visual impacts are mitigated. <u>A suitable transition will be required between the urban area and the countryside beyond, which also takes account of the site's juxtaposition to the Macclesfield Canal. This will require a substantial landscape buffer to be provided and suitably maintained.</u></p>
MM58	[RE F003] p351 [RE F006] p316	Site CS 48 North of Lamberts Lane	<p><i>Amend Site CS 48 Criterion 2:</i></p> <p>2. Provision of pedestrian and cycle links set in green infrastructure to <u>connect to</u> new and existing employment, residential areas, shops, schools, health facilities <u>and</u> the town centre.</p> <p><i>Amend Site CS 48 Principle of Development b:</i></p> <p>b. The design, layout and style of individual plots should be guided by appropriate masterplanning and design codes influenced by existing locational assets of the area and its surroundings. This should include consider careful consideration of issues including building scale, mass and materiality to minimise any impact on St Peters Church (Grade I listed Building) and its setting, <u>and</u> the Moody Street Conservation Area and <u>have regard to the long distance views from the Macclesfield Canal to the south-east of the site.</u></p>
MM59	[RE F003] p356	Site CS 30	<i>Amend Site CS 30 Criterion 1:</i>

	[RE F006] p321	North Cheshire Growth Village	1. Phased provision of 1,650 around 1,500 new homes, including a full range of housing types and tenures;
MM60	[RE F003] p367 [RE F006] p331	Knutsford Sites and Strategic Locations	Replace Figure 15.31 'Knutsford Town Map':





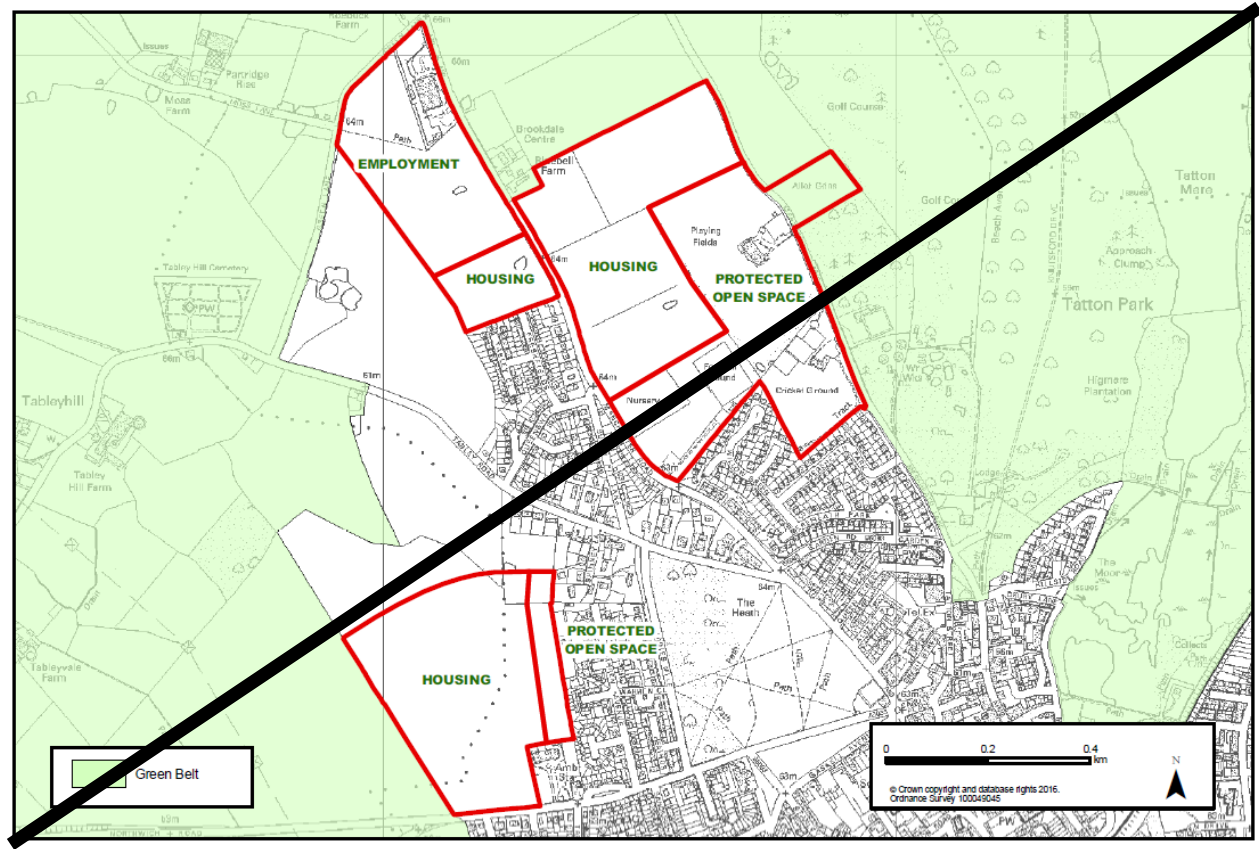
MM61	[RE F003] p368-p373; [RE F006] p332-p336	Site CS 18 North West Knutsford	<p><i>Amend Site CS 18 Criterion 1:</i></p> <p>1. Phased provision of around 500 new homes and 7.5 of hectares of high quality Class B1 business park development within the following sites:</p> <ul style="list-style-type: none"> • CS18 (A) Land North of Northwich Road (175 dwellings); • CS18 (B) Land West of Manchester Road (75 dwellings and the development of a new 7.5 hectare high quality Class B1 business park; and • CS18 (C) Land East of Manchester Road 250 dwellings; <p><u>It is anticipated that separate planning applications will deliver each of the above sites, and with each site having independent access, this is acceptable. Collectively the sites will deliver, as appropriate, the following provisions (2-6) and each planning application will be assessed against the relevant site specific criteria (a-u) as they may apply to that application site.</u></p> <p><i>Amend Site CS 18 Criteria 3 and 4:</i></p> <p>3. Appropriate:</p> <ul style="list-style-type: none"> i. Contributions towards education facilities; and ii. Provision of sports and leisure facilities and open space, <u>and provision of / contributions toward sports and leisure facilities;</u> <p>4. Incorporation of Green Infrastructure <u>where required</u>, including:</p> <ul style="list-style-type: none"> i. Allotments; and ii. Community orchard or community gardens; <p><i>Amend Site CS 18 Principle of Development o:</i></p>
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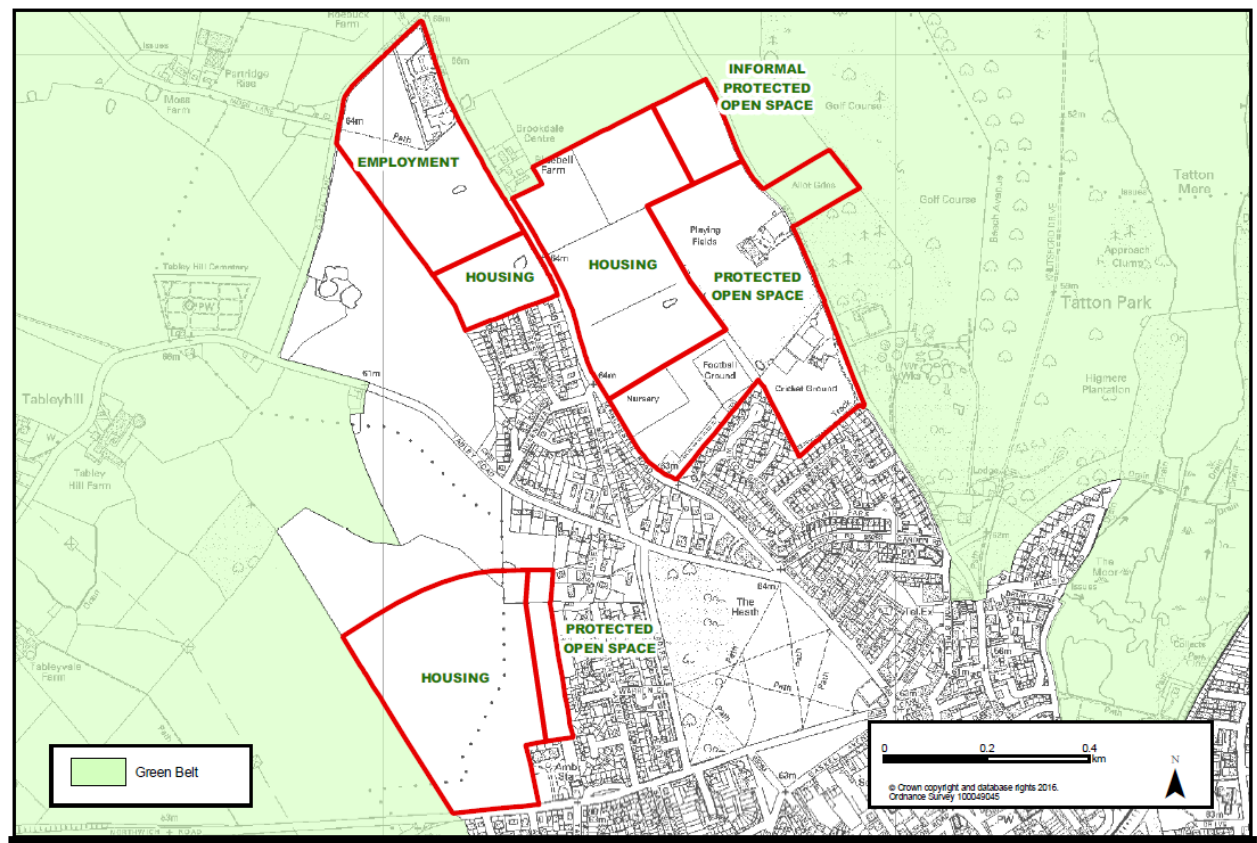
		<p>o. Contribute to road infrastructure in the area including roundabout improvements at the junction of A50/Northwich Road and Canute Place and Improvement to the A50 Corridor. Provision within the site CS18A and CS18B or contributions to for a principal access road from which in the longer term would connect Northwich Road to Manchester Road to and ensure connectivity within the north west Knutsford sites.</p> <p><i>Insert Site CS 18 new Principle of Development v:</i></p> <p><u>v. The development of site CS18(C) should:</u></p> <ul style="list-style-type: none"> • <u>be planned in a comprehensive way;</u> • <u>provide for open space and landscaping (and no built development) within the area removed from the Green Belt and identified as ‘Protected Informal Open Space’ - this area to comprise informal open space incorporating landscaped belts along both Mereheath Lane and the eastern edge of built development on the site, each landscaped belt to be a minimum of 15 metres wide and complementary to the landscape character of the surrounding area; and</u> • <u>provide a suitable landscape screen within the area allocated for housing adjacent to its eastern boundary with the ‘Protected Open Space’. The details of this landscape screen should be informed by the required Landscape Character Assessment and provide appropriate mitigation as part of a comprehensive landscape scheme; and</u> • <u>include the provision of a wide landscaped belt on the Green Belt land to its northern side, with an average width of around 100m to soften the transition between built development and the adjacent open countryside and to respect the</u>
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setting of Tatton Park, its Registered Historic Park and Garden, and the visitor approach to Tatton; and

- **provide for the long-term future management of the informal open space and landscaped belts**

Replace Figure 15.32 'North West Knutsford Sites':





Amend paragraph 15.273:

15.273 Development of these this sites will generate the requirement for improvement works to existing highways infrastructure in order The Council will require improvement works to existing highways infrastructure associated with the development of these sites
 to accommodate the capacity and assist with the free flow of traffic in and out of Knutsford Town

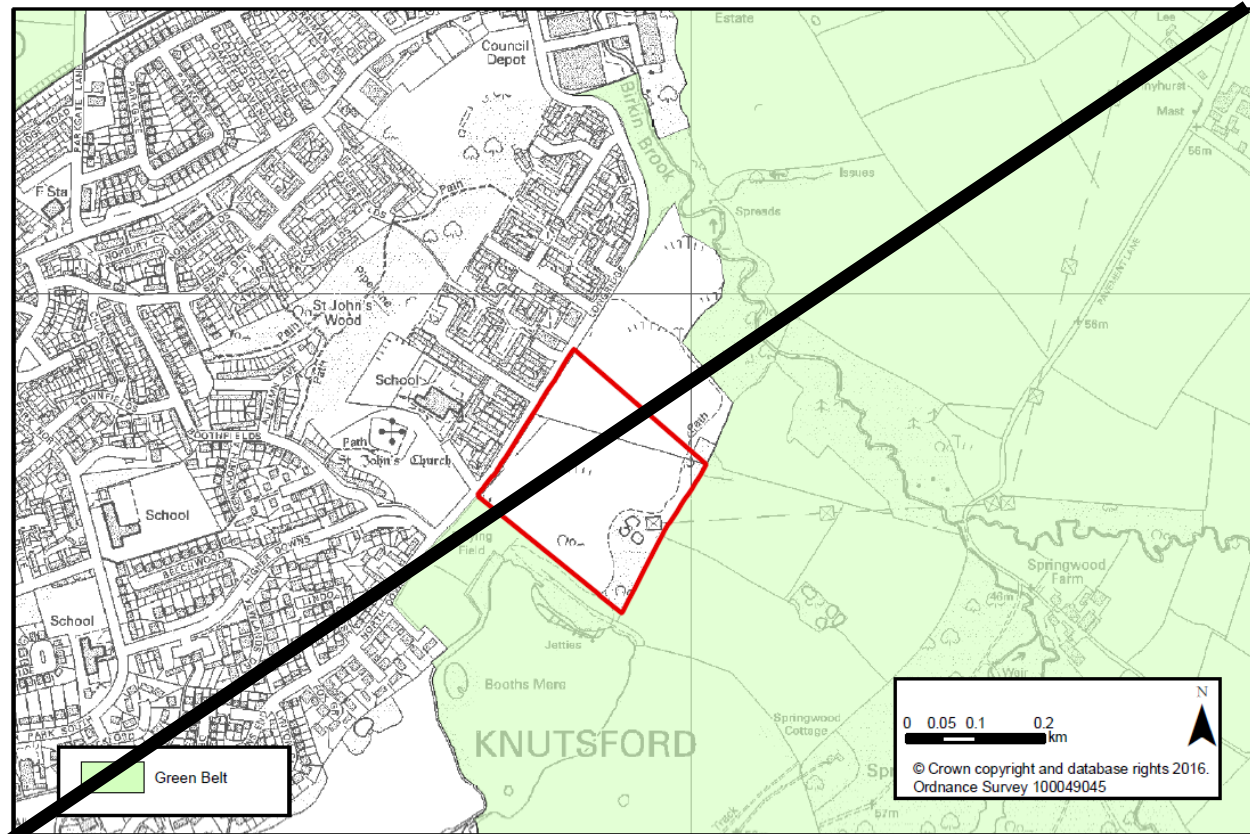
		<p>Centre.</p> <p><i>Amend paragraph 15.274:</i></p> <p>15.274 The Council will require development of an appropriate scale and design; and will seek <u>require</u> boundary treatments including retention of valued trees and hedgerows where possible, in order to contain the development, provide habitat for local wildlife and respect the setting of Tatton Hall Park Estate.</p> <p><i>Amend paragraph 15.275:</i></p> <p>15.275 The retention, enhancement or re-provision of existing public rights of way and sport and leisure facilities will be sought. Any replacement and/or new sports provision should be in accordance with an adopted up to date and robust Playing Pitch Strategy and Indoor Sports Strategy and with Policy SC2 ‘Indoor and Outdoor Sports Facilities. The protection enhancement and some new provision of PROW, sports and leisure facilities will be required in accordance with policy SC2 Indoor and outdoor sports facilities in line with an appropriate action plan.</p> <p><i>Insert a new paragraph 15.276d after ¶15.276c:</i></p> <p><u>15.276d Site CS18(C) provides an opportunity to create a high quality, distinctive and comprehensively planned new residential neighbourhood with associated community facilities. The eastern-most part of the site is identified as protected informal open space. This enables new built development to be set back from Mereheath Lane and allows for appropriate landscaping, in the interests of protecting the setting of, and approach to,</u></p>
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			<u>Tatton Park. The informal open space and landscaped belts could accommodate sustainable drainage features and they provide an opportunity to create new ecological habitats to provide net gains in biodiversity for the allocated site as a whole. The opportunity should also be taken to provide managed, public access within the landscaped belt to the north of the site. This landscaped belt can be created in the Green Belt along the northern boundary of the site and will serve to strengthen the new Green Belt boundary.</u>
MM62	[RE F003] p374 [RE F006] p337	Site CS 19 Parkgate Extension	<i>Amend Site CS 19 Criterion 1:</i> 1. Phased provision of around 200 new homes (at approximately 25 dwellings per hectare);
MM63	[RE F003] p379-p380; [RE F006] p341-p342	Site CS 50 Land south of Longridge (Allocation)	<i>Delete paragraph 15.287g:</i> 15.287g. In addition to this area (CS50) allocated for housing, the remaining area immediately south of Longridge, to the north east of the site, is designated for safeguarding for potential future development needs beyond the Plan period. This is included as Site CS51 (Safeguarded). <i>Delete paragraph 15.287h:</i> 15.287h The site will be developed only where it can be demonstrated that there is no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar (Tatton Mere and The Mere SSSI) particularly in relation to changes in water levels and quality and recreational pressures. This should include a Habitats Regulations Assessment of the direct and indirect impacts of the development on the features of special interest. Where impacts

		<p>cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of these sites.</p> <p><i>Amend Site CS 50 Criterion 1:</i></p> <p>1. The provision of 150 <u>around 225</u> dwellings;</p> <p><i>Amend Site CS 50 Criterion 3:</i></p> <p>Provision of a Landscape buffer adjacent to Booths Mere <u>Local Wildlife Site</u></p> <p><i>Amend Site CS 50 Principle of Development c:</i></p> <p>c. New development will be expected to respect any existing ecological constraints on site and where necessary provide appropriate mitigation particularly with respect the setting of Booths Mere <u>Local Wildlife Site and Birkin Brook</u>.</p> <p><i>Delete Site CS 50 Principle of Development i:</i></p> <p>i. Any development that would prejudice the potential for future development of the adjacent Safeguarded Land (Site ref CS51) will not be permitted</p> <p><i>Insert Site CS 50 new Principle of Development i:</i></p> <p><u>i. The site will be developed only where it can be demonstrated that there is no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar (Tatton Mere and The Mere SSSI) particularly in relation to changes in water levels and quality and recreational pressures. This should include a Habitats Regulations Assessment of the direct and</u></p>
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indirect impacts of the development on the features of special interest. Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of these sites.

Replace Figure 15.33a 'Land south of Longridge (Allocation)':



MM64	<p>[RE F003] p386-p388;</p> <p>[RE F006] p348-p350</p>	<p>Site CS 51 (Safeguarded) Land South of Longridge</p>	<p><i>Delete Site CS 51, paragraphs 15.287ac-15.287aj, Figure 15.33d and Table 15.27d:</i></p> <p>Site CS 51(Safeguarded) Land south of Longridge</p> <p>15.287ac This site represents an opportunity to provide Safeguarded Land which may be required in future plans to meet development needs.</p> <p>15.287ad The site is located to the east of Knutsford on the edge of Longridge Estate, south of Longridge, a road forming the current boundary of the residential development.</p>

			<p>The site is directly adjacent to an existing residential area.</p> <p>15.287ae The site is generally flat and open but with some matures trees to the perimeter. It is made up of a series of areas of uncultivated scrub land, currently used as informal open space, although in private ownership.</p> <p>15.287af Safeguarding this site will require an adjustment to the Green Belt boundary.</p> <p>15.287ag The site will be developed only where it can be demonstrated that there is no adverse impact on the Midland Meres and Mosses Phase 1 Ramsar (Tatton Mere and The Mere SSSI) particularly in relation to changes in water levels and quality and recreational pressures. This should include a Habitats Regulations Assessment of the direct and indirect impacts of the development on the features of special interest. Where impacts cannot be avoided, appropriate mitigation measures will be required to ensure no adverse effects on the integrity of these sites.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Site CS51 (Safeguarded)</p> <p>Land south of Longridge Knutsford</p> <p>1. 4 hectares of Safeguarded Land.</p> <p>Site Specific Principles of Development</p> <ul style="list-style-type: none"> • This site is not allocated for development at the present time. </div>
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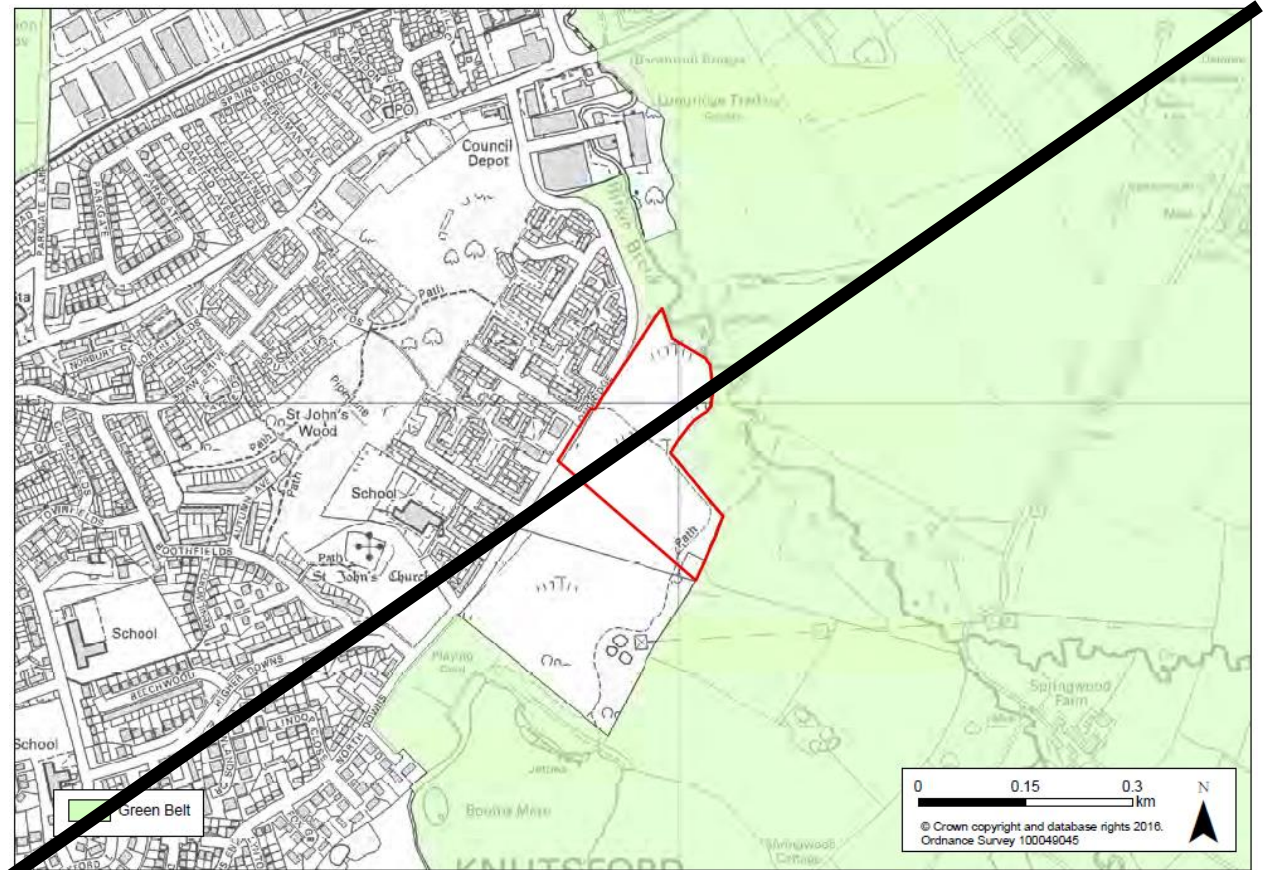


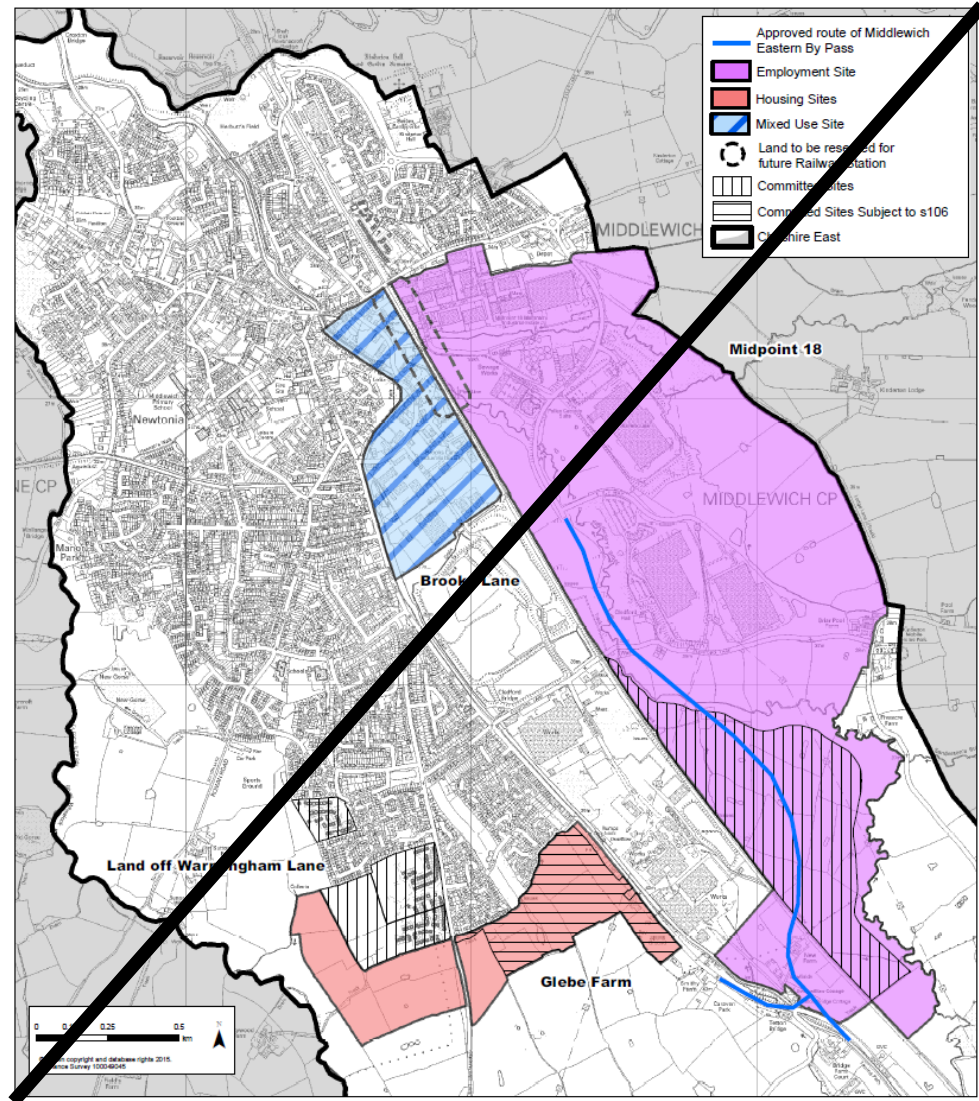
Figure 15.33d Land South of Longridge (Safeguarded)

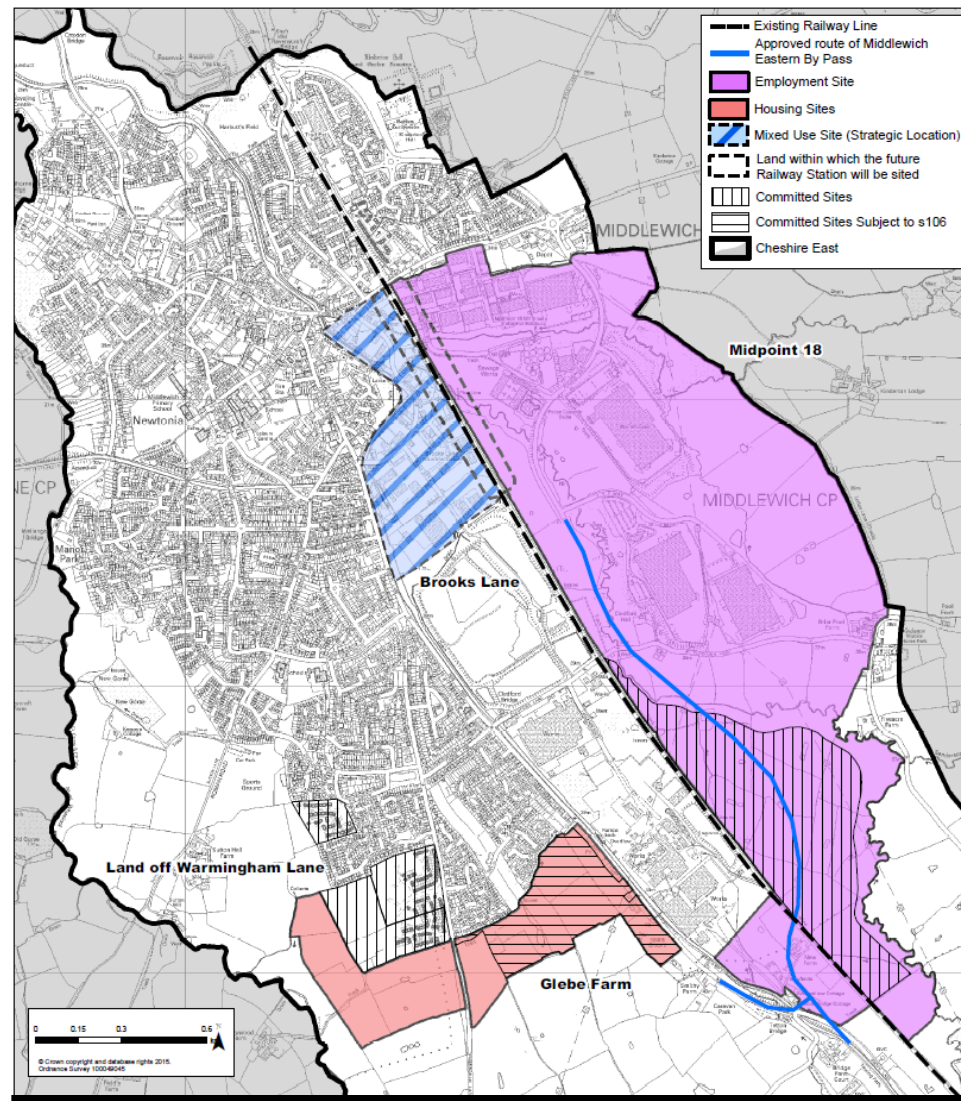
Justification

15.287ah Paragraph 85 of the NPPF requires authorities to identify Safeguarded Land to meet longer-term development needs beyond the plan period.

			<p>15.287ai This safeguarded site offers the potential for a future development at land south of Longridge if required.</p> <p>15.287aj The Council expects that the following are considered in the context of the ecological value of the site due to its proximity to a European site(s):</p> <ul style="list-style-type: none"> • impact on natural hydrological function, pathways, groundwater and surface water • impact on recharge to groundwater and consequent impact on site • impact on water resources • impact on water chemistry • impacts on nutrient status • risks from pollution during construction (e.g., spillages or minor pollution incidents and the storage of oils and fuels) • impacts from changes to air quality from construction and 'end use' traffic emissions resulting in potential for increased nitrogen deposition • impacts from dust generated during the construction work • impact of increased foot traffic on sensitive habitats and species <table border="1" data-bbox="795 986 2045 1364"> <tr> <td>Policy Context</td> <td></td> </tr> <tr> <td>National Policy</td> <td>NPPF (principally paragraphs): 79, 85, 88, 89, 90, 91</td> </tr> <tr> <td>Local Evidence</td> <td>Site Selection Report; Development Strategy, Knutsford Town Strategy, Strategic Housing Land Availability Assessment, Green Belt Assessment Update; Local Plan Strategy Submission Version; Sustainability Appraisal; Habitats Regulations Assessment.</td> </tr> <tr> <td>Strategic Priorities</td> <td>Priority 2: To create sustainable communities Priority 3: Environmental quality should be protected and enhanced</td> </tr> <tr> <td>SCS Priorities</td> <td>Priority 1: Nurturing strong communities Priority 5: Ensuring a sustainable future</td> </tr> </table>	Policy Context		National Policy	NPPF (principally paragraphs): 79, 85, 88, 89, 90, 91	Local Evidence	Site Selection Report; Development Strategy, Knutsford Town Strategy, Strategic Housing Land Availability Assessment, Green Belt Assessment Update; Local Plan Strategy Submission Version; Sustainability Appraisal; Habitats Regulations Assessment.	Strategic Priorities	Priority 2: To create sustainable communities Priority 3: Environmental quality should be protected and enhanced	SCS Priorities	Priority 1: Nurturing strong communities Priority 5: Ensuring a sustainable future
Policy Context													
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Strategic Priorities	Priority 2: To create sustainable communities Priority 3: Environmental quality should be protected and enhanced												
SCS Priorities	Priority 1: Nurturing strong communities Priority 5: Ensuring a sustainable future												

			<table border="1"> <tr> <td></td> <td>Priority 7: Driving out the causes of poor health</td> </tr> </table> <p>Table 15.27d Policy CS 51 Land south of Longridge Safeguarded Site</p>		Priority 7: Driving out the causes of poor health
	Priority 7: Driving out the causes of poor health				
MM65	[RE F003] p394 [RE F006] p353	Middlewich Sites and Strategic Locations	<i>Replace Figure 15.34 'Middlewich Town Map':</i>		

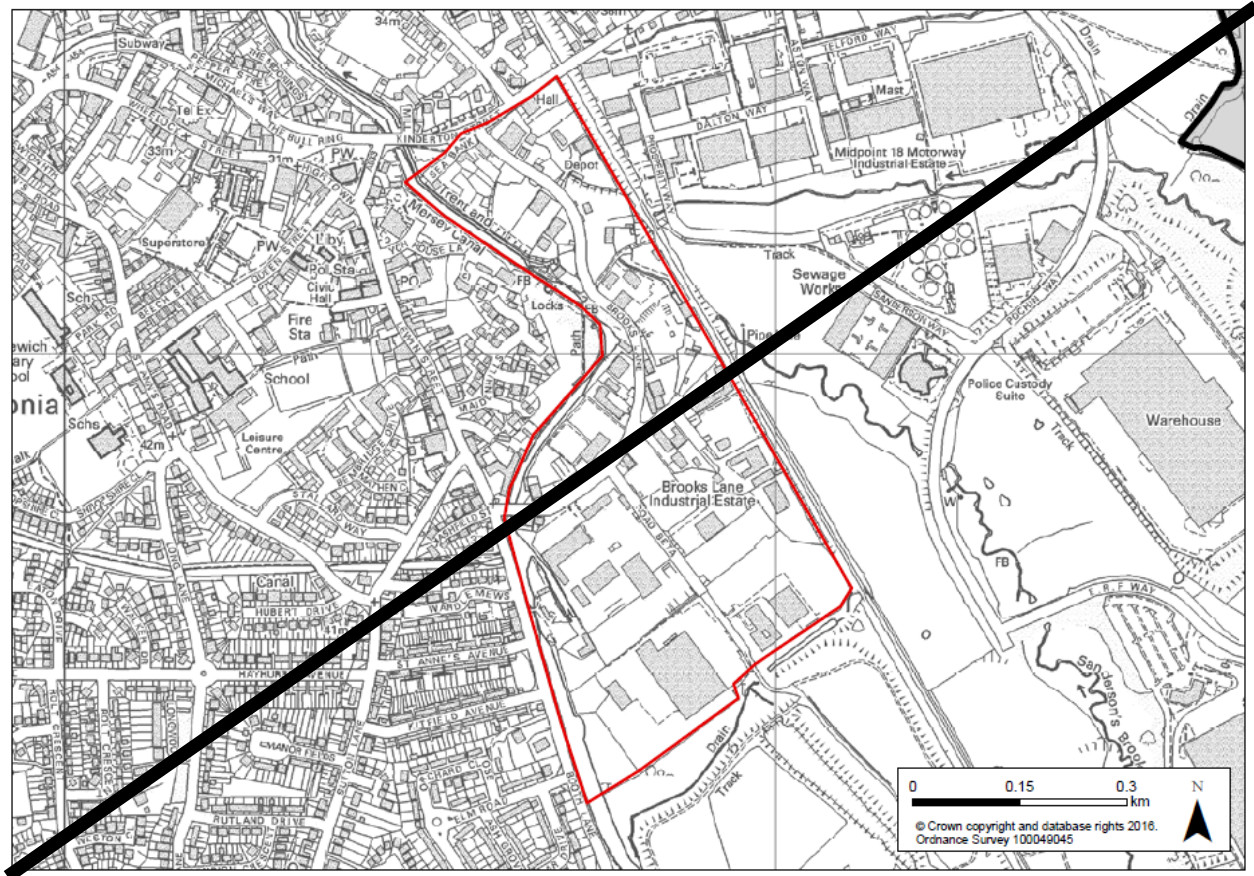


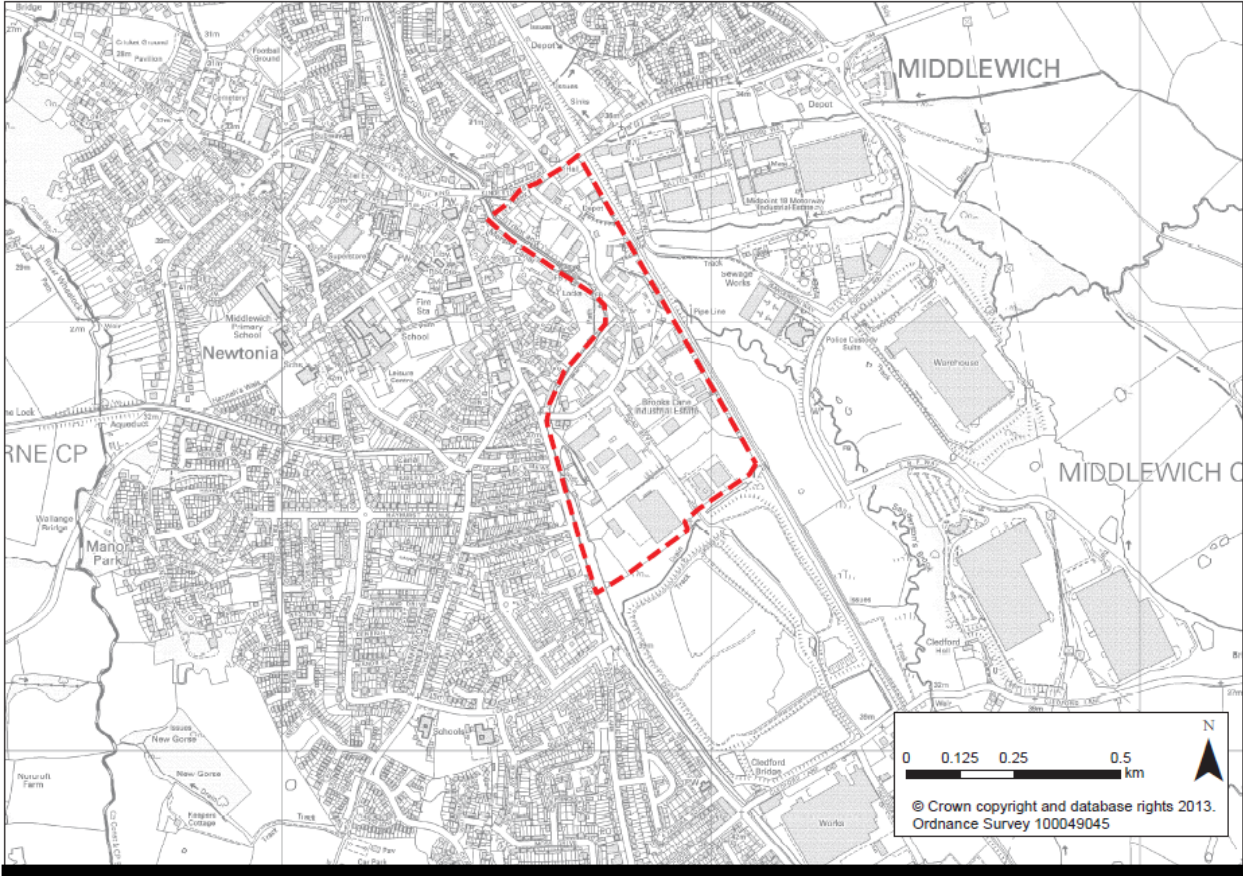


MM66	[RE F003] p395 [RE F006] p354	Site CS 20 Glebe Farm	<p><i>Amend Criterion 1:</i></p> <p>1. The delivery of around 525 new homes; and</p>
MM67	[RE F003] p398-p400; [RE F006] p356-p358	Site CS 54 Brooks Lane (re-numbered as Strategic Location SL 9)	<p><i>Amend the Section Heading:</i></p> <p>Strategic Site CS 54 <u>Location SL9</u>: Brooks Lane, Middlewich</p> <p>Amend paragraph 15.295:</p> <p>15.295 The Brooks Lane site <u>strategic location</u> is an area of around 23 hectares of land that is largely used for employment purposes and includes unused and under used land. The site is around 0.5km to the south of Middlewich town centre and as such is considered a sustainable location with regeneration potential for an enhanced use that will benefit the town.</p> <p><i>Amend renumbered SL 9 title and first paragraph of policy:</i></p> <p><u>Site CS54 Strategic Location SL9 Brooks Lane, Middlewich (Former SL 9)</u></p> <p>The development at Brooks Lane over the Local Plan Strategy period will be achieved through a masterplan led approach that will determine the precise nature and quantum of development that is appropriate for the site <u>Strategic Location</u>. The Site <u>Strategic Location</u> is likely to include:</p> <p><i>Amend renumbered SL 9 Criterion 1:</i></p> <p>1. The delivery of up to 400 <u>around 200</u> homes</p> <p><i>Amend renumbered SL 9 Principle of Development i:</i></p>

i. The **site Strategic Location** will provide affordable housing in line with the policy requirements set out in policy SC5 (affordable housing)

Replace Figure 15.36 'Brooks Lane Strategic Location':



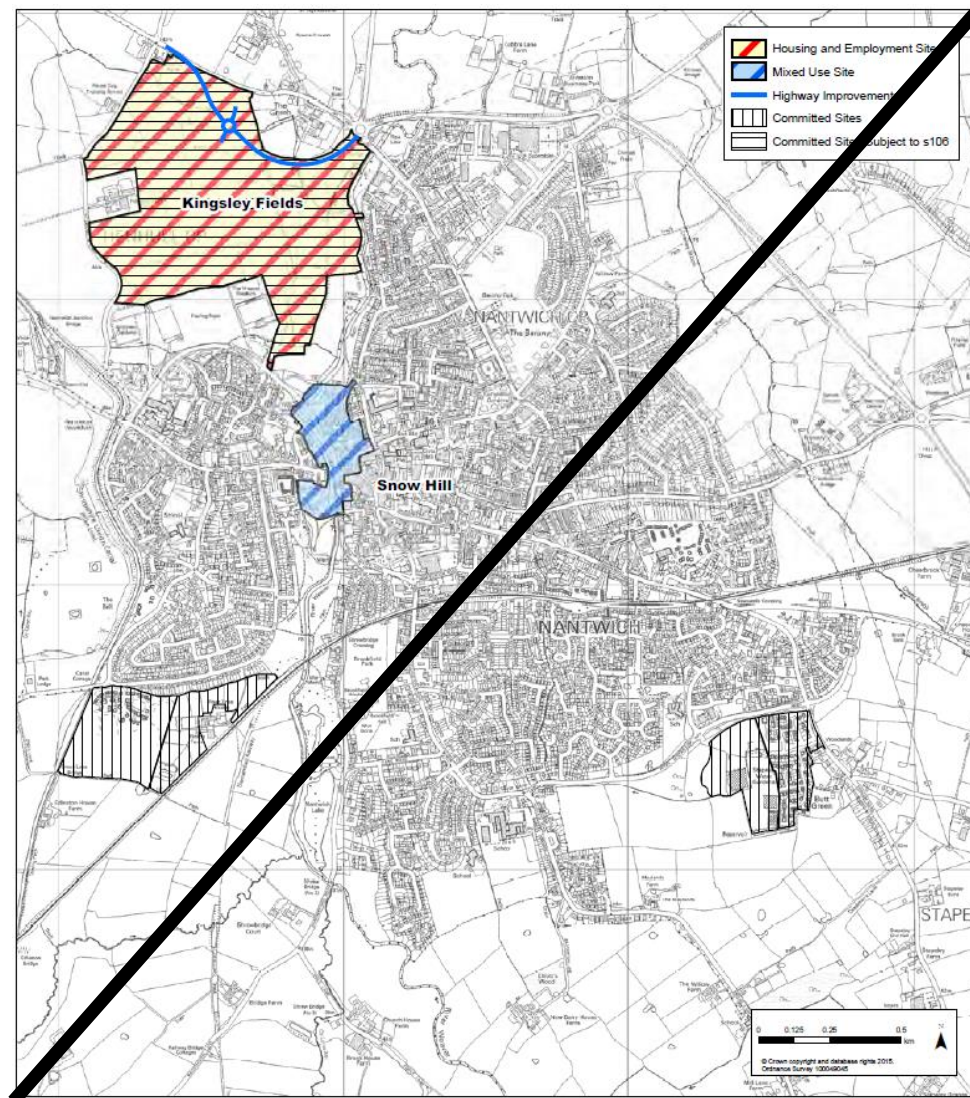
			
MM68	[RE F003] p405 [RE F006] p362	Site CS 55 Land off Warmingham Lane (Phase II)	<p><i>Amend Site CS 55 Criterion 1:</i></p> <p>1. The delivery of up to around 235 new dwellings;</p>

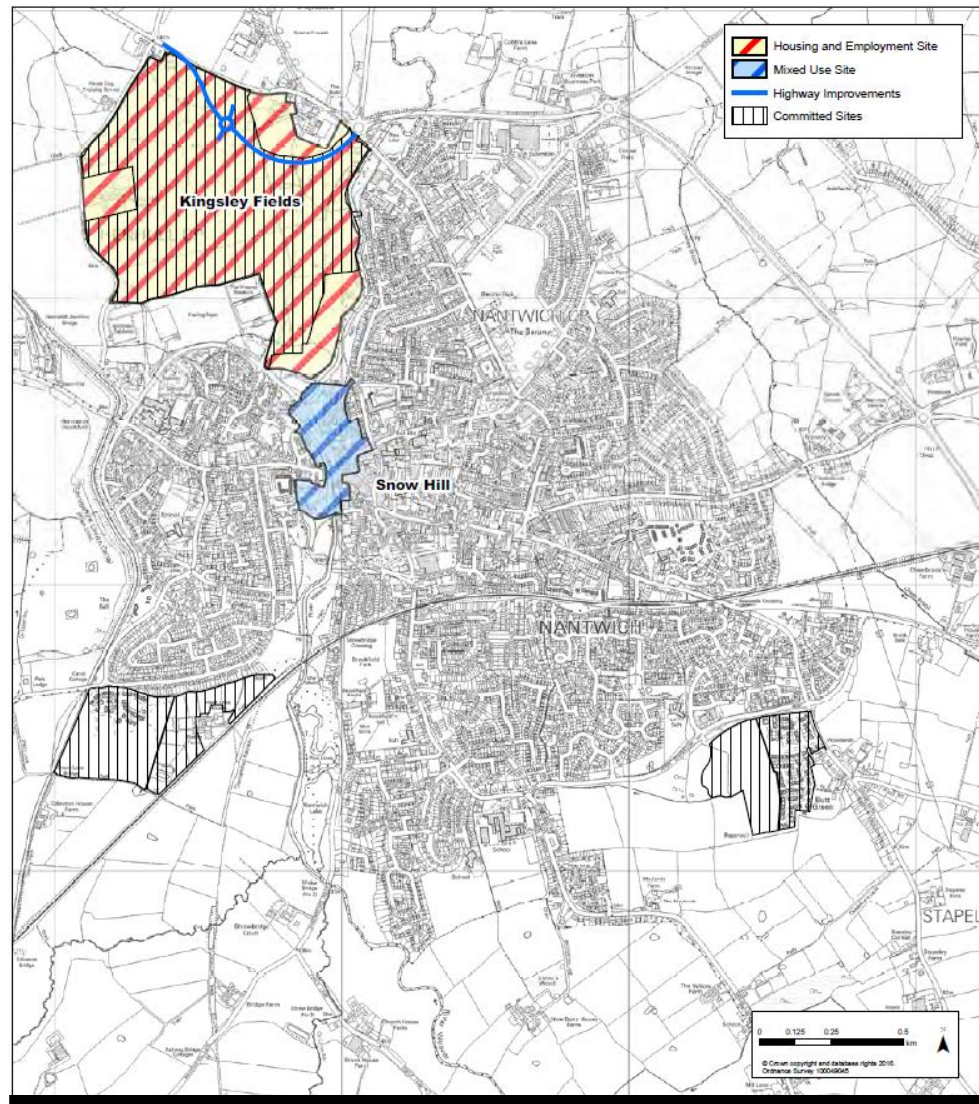
MM69

[RE F003] p408
[RE F006] p364

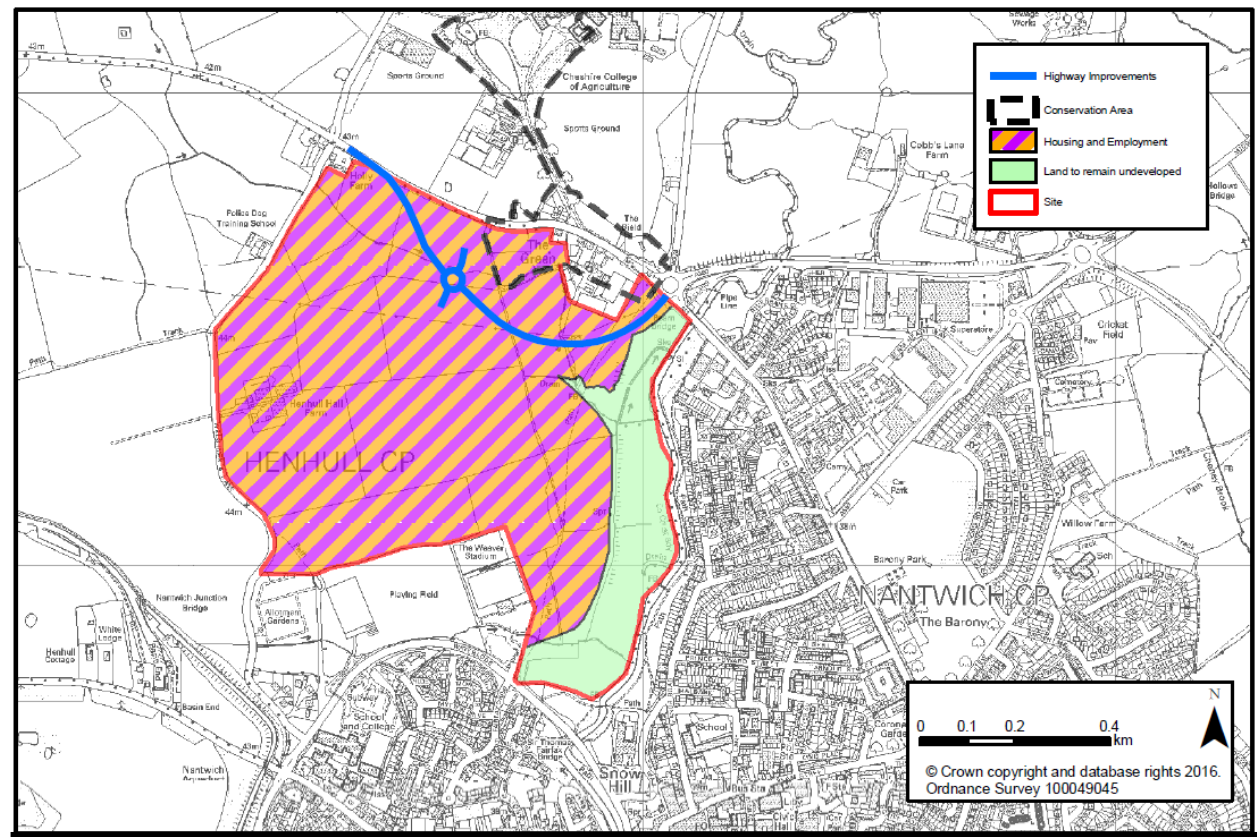
Nantwich Sites
and Strategic
Locations

Replace Figure 15.38 'Nantwich Town Map':





MM70	[RE F003] p409-p413; [RE F006] p365-p368	Site CS 21 Kingsley Fields	<p><i>Amend Site CS 21 Criterion 6:</i></p> <p>6. Incorporation of Green Infrastructure, including:</p> <ul style="list-style-type: none"> i. An extension of the riverside park between Reaseheath College and the town centre, including both the floodplain and the valley shoulder, with substantial native woodland tree planting on the higher land, above the floodplain; the area adjacent to the river should be treated as a wetland landscape buffer zone, with public access, including formal footpaths and cycle ways; ii. Allotments; iii. Open space provision, including sports pitches; Multi-Use Games Area; children's equipped play space; outdoor gym and facilities for teenagers; <u>iv. Land to remain undeveloped to the west of the River Weaver, as shown on Figures 15.38 and 15.39, to include public access to the immediate riverside</u> <p><i>Insert new Site CS 21 Principle of Development p:</i></p> <p><u>p. Ensure that the masterplanning and design of the site incorporates the retention and integration of the most important buildings within the non-designated heritage asset of Henhull Hall Farm.</u></p> <p><i>Replace Figure 15.39 'Kingsley Fields Site':</i></p>
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Amend paragraph 15.318d:

15.318d Flood Maps show Flood Zones 2 and 3 affecting the eastern boundary of this site. It is important that a **Strategic** Flood Risk Assessment is carried out.

Insert new paragraph 15.318e after ¶15.318d:

			<u>15.318e To reflect the conclusions of the Heritage Impact Assessment of this site, the masterplanning and design of the site needs to incorporate the retention and integration of the most important buildings within the non-designated heritage asset of Henhull Hall Farm.</u>
MM71	[RE F003] p421-p422 [RE F006] p371-p373	Site CS 23 Snow Hill, Nantwich	<p><i>Amend paragraph 15.333:</i></p> <p>15.333 The site includes an area of archaeological potential; an Area of Special Archaeological Potential which includes nationally important waterlogged archaeological deposits; Listed Buildings and lies within and adjacent to the Nantwich Conservation Area. The best practice contained in the Nantwich Management Strategy for Waterlogged Deposits (January 2010) <u>'Nantwich Waterlogged Deposits Report No 3 Management Strategy: Supplementary Planning Document for the Historic Environment and Archaeological Deposits: Area of Special Archaeological Potential (Revised June 2016)'</u> will need to be applied with regard to development proposals on the site. These heritage assets will be protected and enhanced through appropriate design, heritage assessment and landscaping. The southern extent of the site lies within the Nantwich Conservation Area, an area of archaeological potential as well as having several Listed Buildings (including Nantwich Bridge that crosses over the river) within and around the periphery of the site. Development within the site will need to have regard to the proposals of the Nantwich Conservation Area Appraisal and Management Strategy (17/12/12). This may include the opportunity to enhance the open grassed areas and car parks alongside the River Weaver, within and adjacent to the Nantwich Conservation Area. A number of Local List Candidates (Manor House, No. 7, 7a and 7b Beam Street, The Old Biot (brine spring site), Snow Hill The Watermill site, Waterlode) are located within or adjacent to the site and are</p>

			<p>important features of the character and appearance of the Conservation Area; the impact of development proposals on these Local List Candidates must therefore be taken into consideration with regard to development proposals for the site.</p> <p><i>Amend the 'Local Evidence' row of Table 15.33:</i></p> <p>Site Selection Report; Urban Potential Assessment, Heritage Impact Assessment (CEC, 2016), Employment Land Review, Strategic Housing Land Availability Assessment, Cheshire East Housing Development Study; Alignment of Economic, Employment and Housing Strategies; Spatial Distribution Update Report, draft Nantwich Town Strategy, Development Strategy, Cheshire East Greenspace Strategy, Cheshire East Strategic Flood Risk Assessment, Pre-Submission Core Strategy, Local Plan Strategy Submission Version; Nantwich Management Strategy for Waterlogged Deposits (January 2010); <u>Nantwich Waterlogged Deposits Report No 3 Management Strategy: Supplementary Planning Document for the Historic Environment and Archaeological Deposits: Area of Special Archaeological Potential (Revised June 2016);</u> Nantwich Conservation Area Appraisal and Management Strategy (17/12/12); Submitted Local Plan Strategy; Sustainability Appraisal; Habitats Regulations Assessment.</p>
MM72	[RE F003] p423 [RE F006] p374	Poynton Sites and Strategic Locations	<p><i>Amend paragraph 15.338:</i></p> <p>15.338 The preferred route of the proposed Poynton Relief Road is shown on Figure 15.42. It is a proposed 1.9 mile highway, which will relieve congestion in and around Poynton <u>and, together with junction improvements on the A523 corridor, will</u> improve links to Macclesfield and support economic, physical and social regeneration of the area.</p>

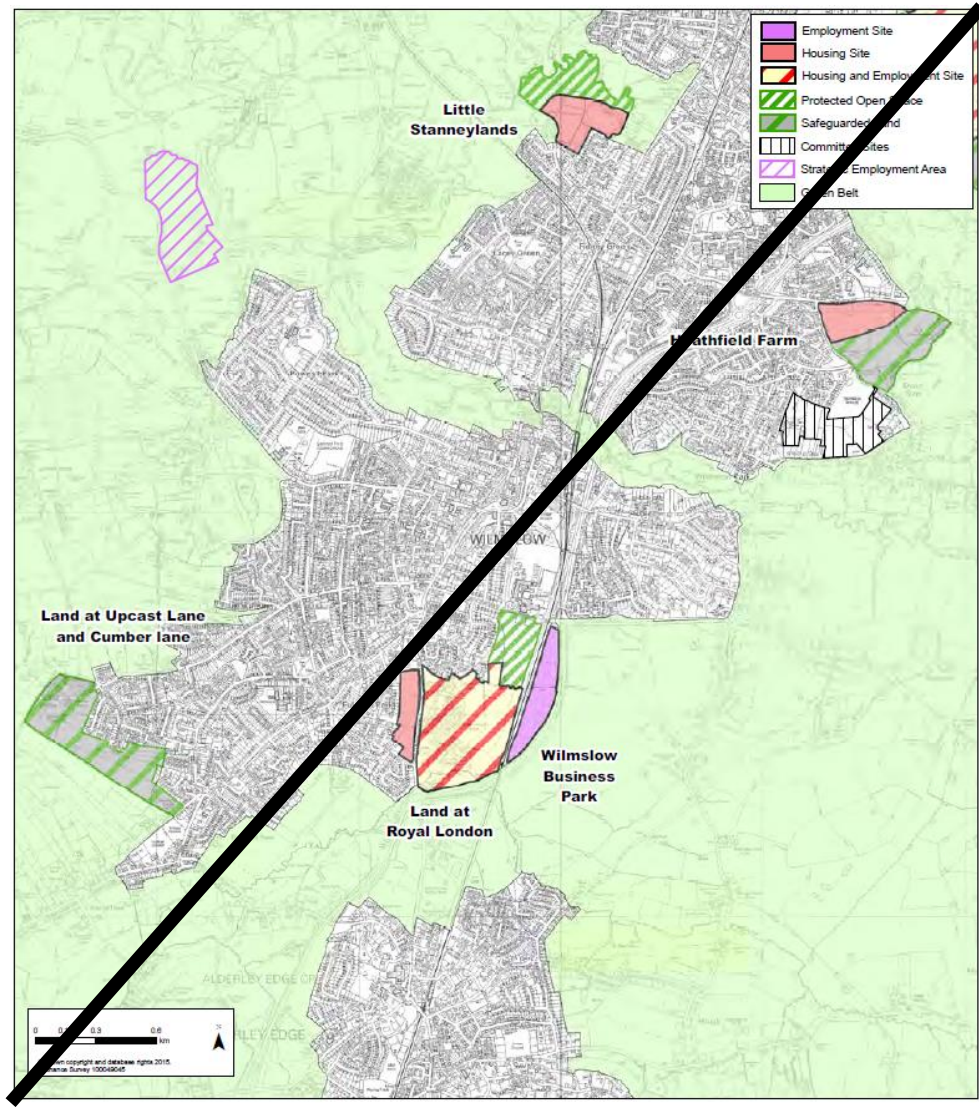
MM73	[RE F003] p426-p428; [RE F006] p375-p377	Site CS 57 Land Adjacent to Hazelbadge Road	<p><i>Amend Site CS 57 Criterion 1:</i></p> <p>1. The delivery of around 150 new homes;</p> <p><i>Amend Site CS 57 Principle of Development b:</i></p> <p>b. Improvements to Hazelbadge Road and its junction with Chester Road, including provision of improved turning/parking facilities linked to Lower Park School <u>and access improvements to Lower Park School.</u></p> <p><i>Amend Site CS 57 Principle of Development h:</i></p> <p>h. Any woodland, priority habitats or habitats of Local Wildlife Site quality on the site, including Poynton Brook, should be retained and buffered by areas of open space/habitat creation.</p> <p><i>Insert Site CS 57 new Principles of Development m and n:</i></p> <p><u>m. Poynton Brook should be retained and an undeveloped 8 metre wide buffer zone should be provided alongside it.</u></p> <p><u>n. An area of land should be set aside for flood risk mitigation, the extent of which must be informed by a site specific Flood Risk Assessment. This should include measures to mitigate for surface water flood risk and, if possible, assist in slowing flow, thereby reducing flood risk to areas downstream.</u></p> <p><i>Amend paragraph 15.338m:</i></p> <p>15.338m Full consideration of mitigation and management should be given to the impact on the footpaths <u>s</u> that crosses the site.</p>
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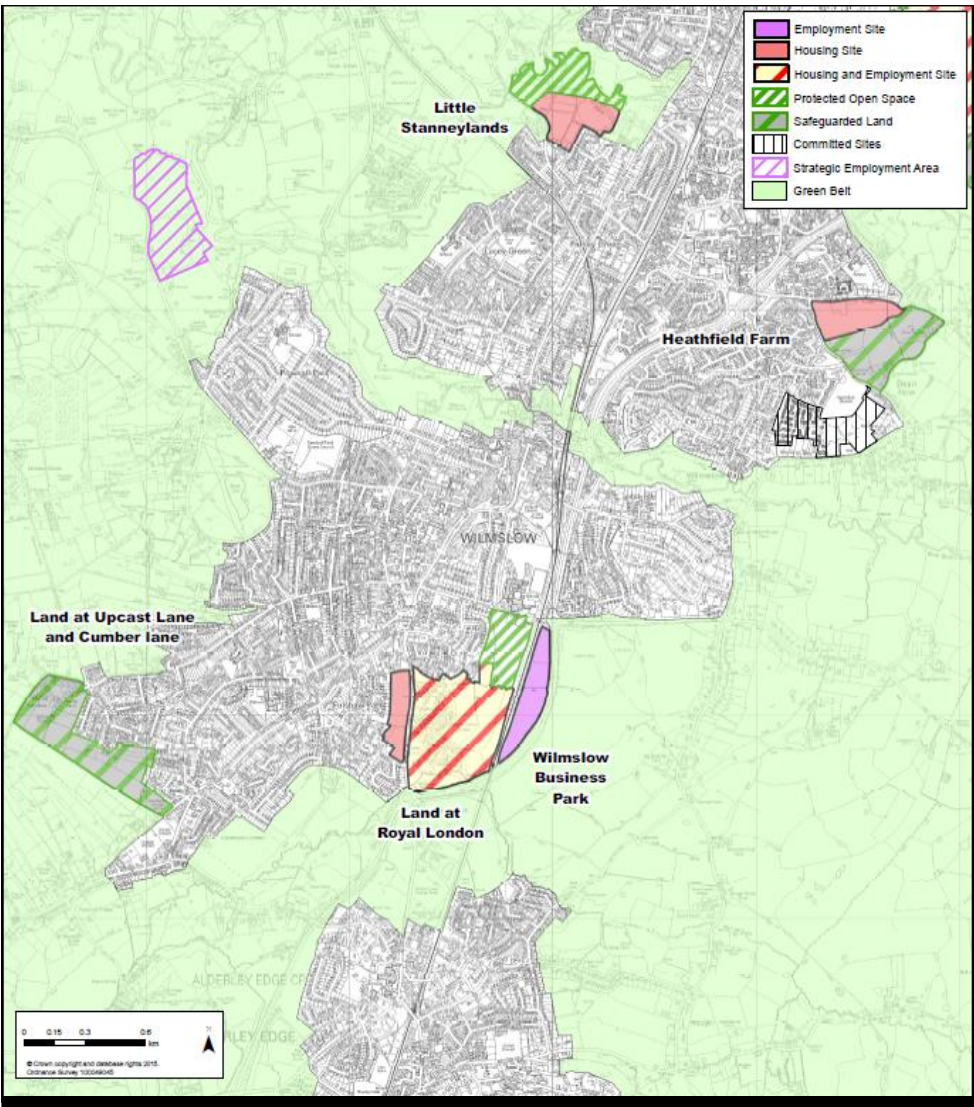
			<p><i>Amend paragraph 15.338o:</i></p> <p>15.338o Part of the site is located in an area of flood risk of Poynton Brook, and as such it should be demonstrated that the proposed development would be safe from fluvial flooding, and would not increase the risk of flooding elsewhere. <u>Part of the site is affected by flood risk (Poynton Brook), and a Sequential Test has been applied in line with national planning policy. Policy PG6 (Spatial Distribution of Development) identifies that an additional 650 dwellings should be provided at Poynton. In the absence of alternative, reasonably available sites within or immediately adjacent to Poynton for housing development with a lower probability of flooding, the allocation of Land Adjacent to Hazelbadge Road satisfies the Sequential Test. Through a site specific Flood Risk Assessment, carried out to inform any planning application proposal, it should be demonstrated that the proposed development would be safe from fluvial flooding, and would not increase the risk of flooding elsewhere. As with any development adjacent to a main river an undeveloped buffer zone should be provided. The buffer zone needs to be 8 metres wide measured from bank top for the whole extent of the watercourse. Bank top is defined as the point at which the bank meets normal land levels.</u></p>
MM74	[RE F003] p430-p432; [RE F006] p379-p380	Site CS 58 Land at Sprink Farm	<p><i>Amend Site CS 58 Principle of Development h:</i></p> <p>h. Any woodland, stream, priority habitats or habitats of Local Wildlife Site quality on the site should be retained and buffered by areas of open space/habitat creation</p> <p><i>Insert Site CS 58 new Principle of Development I:</i></p>

			<p><u>I. Poynton Brook should be retained and an undeveloped 8 metre wide buffer zone should be provided alongside it.</u></p> <p><i>Amend paragraph 15.338ad:</i></p> <p>15.338ad Part of the site is located in an area of flood risk of Poynton Brook, and as such it should be demonstrated that the proposed development would be safe from fluvial flooding, and would not increase the risk of flooding elsewhere. <u>As with any development adjacent to a main river an undeveloped buffer zone should be provided. The buffer zone needs to be 8 metres wide measured from bank top for the whole extent of the watercourse. Bank top is defined as the point at which the bank meets normal land levels.</u></p>
MM75	[RE F003] p433 [RE F006] p381	Site CS 59 Land South of Chester Road	<p><i>Amend Site CS 59 Section Heading (before ¶15.338ah):</i></p> <p>Site CS 45 <u>59</u> Land south of Chester Road, Poynton</p> <p><i>Amend Site CS 59 Criterion 1:</i></p> <p>1. The delivery of <u>around</u> 150 new homes;</p>
MM76	[RE F003] p436-p438; [RE F006] p384-p387	Site CS 60 Adlington Business Park Extension	<p><i>Amend Site CS 60 Criterion 1:</i></p> <p>1. The provision of <u>around</u> 10ha of new employment land.; <u>and</u></p> <p><i>Amend Site CS 60 Principle of Development g:</i></p> <p>g. A desk based archaeological assessment <u>and a Heritage Impact Assessment</u> shall be carried out, to determine if any further evaluation/mitigation will be needed.</p>

			<p>Delete Site CS 60 Principle of Development o:</p> <p>e. Open space provision to accommodate the need for enhanced or new indoor and outdoor sports facilities to accommodate the additional demand from the housing. Provision should be in accordance with an adopted up to date and robust Playing Pitch Strategy and Indoor Sports Strategy.</p> <p>Amend paragraph 15.336bc:</p> <p>15.336bc It is important that cycle and pedestrian links between the site and the surrounding residential areas are provided to improve connectivity within and around the town. <u>The Council would seek opportunities to provide for future pedestrian and cycle links up to the adjacent Safeguarded Land (CS 65) and to enable a comprehensive route to be eventually established for cyclists and pedestrians linking the allocated site to the Railway Station.</u></p> <p>Amend paragraph 15.338bh:</p> <p>15.338bh The eastern parcel of the site lies to the north of a group of cottages and Listed Buildings in an historic area known as Hopegreen. An archaeological assessment <u>and a Heritage Impact Assessment</u> will be required to make sure that there will not be an impact on heritage assets.</p>
MM77	[RE F003] p444 [RE F006] p392	Site CS 24 Land adjacent to J17 of M6,	<p>Amend paragraph 15.343 (N.B. this change is already included in [RE F006] but was erroneously omitted from [RE F003]):</p> <p>13.343 The main intention behind allocating this site is to provide employment land within the</p>

		<p>south east of Congleton Road, Sandbach</p>	<p>town and to create a more sustainable community by better balancing the proportion of housing and jobs in the town. This is considered necessary as Sandbach has seen a significant reduction in employment land but relatively high levels of housing development in recent years. This allocation presents the opportunity to deliver a mixed used development site with the primary use of the site being for employment purposes, <u>whilst acknowledging that supporting residential development will be needed to</u> help enable the access and infrastructure improvements required to deliver the whole site. It is intended that the development of the site will include the provision of supporting facilities, complimentary to the principal employment use whilst also protecting important existing environmental features.</p> <p><i>Amend 'Local Evidence' row of Table 15.34:</i></p> <p>Strategic Housing Land Availability Assessment, Employment Land Review; Sandbach Town Strategy; Development Strategy, Cheshire East Strategic Flood Risk Assessment, Pre-Submission Core Strategy; <u>Sandbach Neighbourhood Development Plan</u></p>
MM78	<p>[RE F003] p449 [RE F006] p396</p>	<p>Wilmslow Sites and Strategic Locations</p>	<p>Replace Figure 15.45 'Wilmslow Town Map':</p>



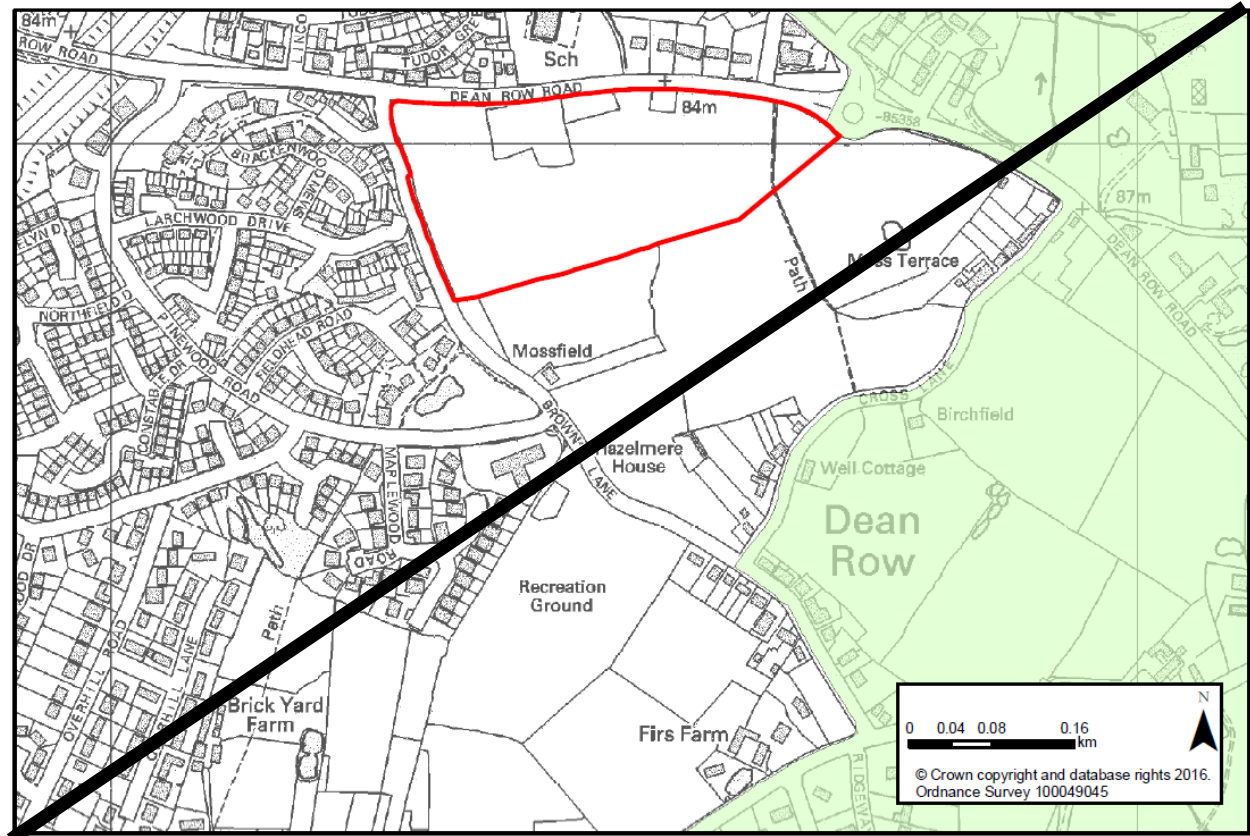


MM79	[RE F003] p453-p456; [RE F006] p397-p400	Site CS 26 Royal London including Land West of Alderley Road	<p><i>Amend Site CS 26 Criterion 1:</i></p> <p>1. The retention and protection of buildings and their settings of land in the existing Royal London campus <u>unless buildings become surplus to the requirements of existing occupiers, in which case the Council will consider their suitability for reuse or redevelopment for a range of alternative uses</u></p> <p><i>Insert a new footnote to Site CS 26 Criterion 2:</i></p> <p>2. The delivery of around 175 dwellings (around 80 on land to the east of the existing campus, around 20 to the north of the existing campus¹ and around 75 on land west of Alderley Road); -----</p> <p><u>1. Land within the site boundary but outside of the existing Royal London campus at The Coach House and Harefield Farm.</u></p> <p><i>Amend Site CS 26 Criteria 5 and 6:</i></p> <p>5. Retention and extension of the existing Wilmslow High School playing fields for educational use in the <u>area</u> marked as protected open space on the map. This may include additional buildings for education use provided they do not harm the integrity of the open space overall;</p> <p>6. Provision of at least 1 ha of land set aside for use as school playing fields within the <u>site land to the east of the existing campus</u>, in addition to the areas marked as protected open space on the map, as well as <u>and</u> an appropriate level of amenity open space and children’s play space; and</p> <p><i>Amend Site CS 26 Principle of Development a:</i></p>
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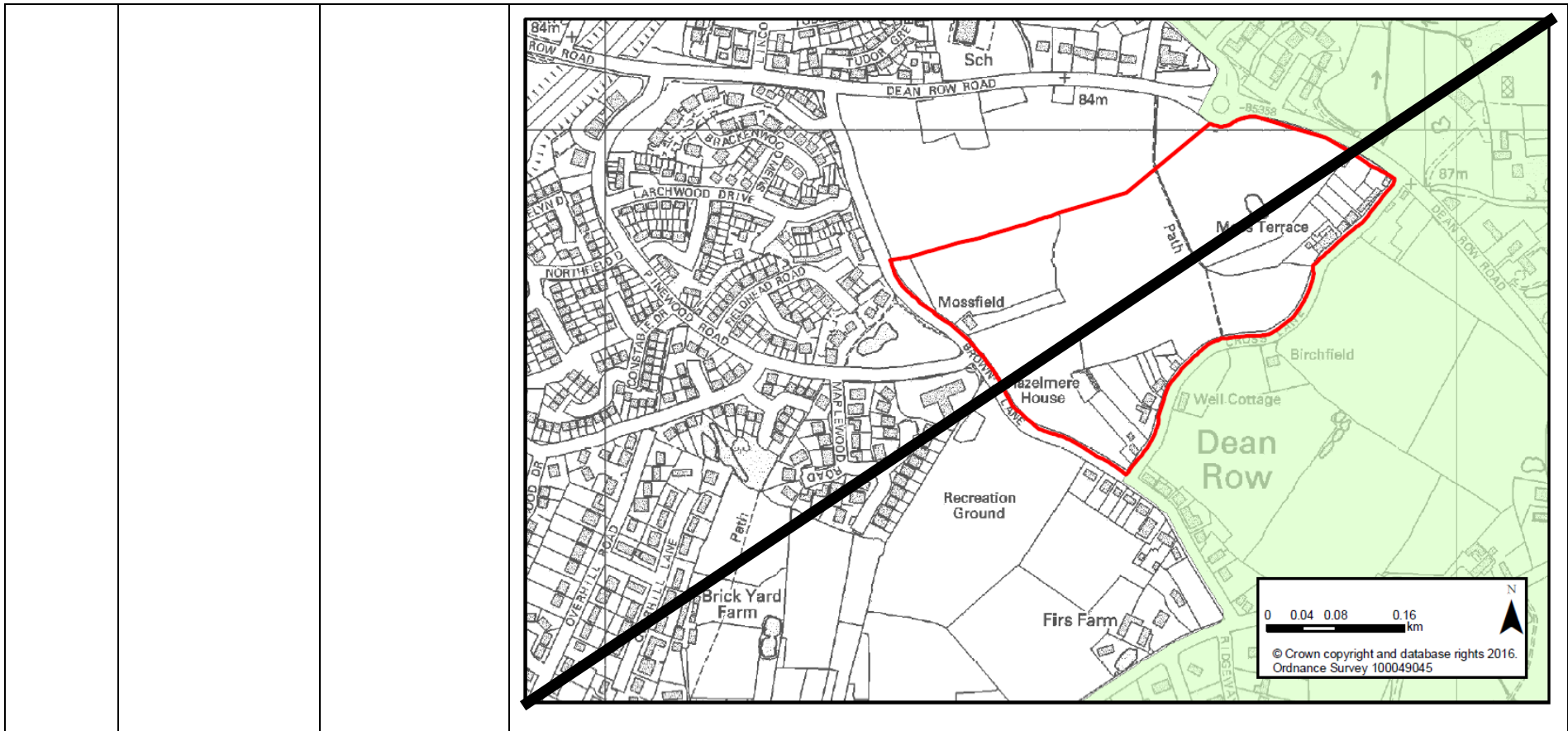
		<p>a. Phased delivery <u>on land to the east of the existing campus</u> so that a serviced site for B1 employment uses is delivered in conjunction with the residential development.</p> <p>Amend Site CS 26 Principle of Development c:</p> <p>c. Provision of areas of open space within the scheme, including:</p> <ul style="list-style-type: none"> i. a new public realm between existing and proposed employment uses, which will assist with the integration and provide an attractive setting for new development; ii. <u>land for</u> additional playing fields accessible from Wilmslow High School; and iii. a new public open space at the southern end of land west of Alderley Road. <p><i>Insert Site CS 26 new Principle of Development k:</i></p> <p><u>k. Retention of the existing Royal London Campus landscape setting.</u></p> <p><i>Amend paragraph 15.365:</i></p> <p>15.365 The Royal London site currently performs an essential role in providing employment in a key growth sector and this site is vital in providing future employment opportunities in Wilmslow. <u>The Council has received a planning application submitted by Royal London (reference 16/2314M) for a major new office building on the land to the east of the current campus. This could result in existing buildings within the existing campus becoming available for reoccupation or redevelopment, providing scope for extension of the mixed use approach across this part of the allocation.</u> Development <u>of the land east of the existing campus site</u> should be phased so that employment uses can be brought forward alongside the residential development'</p>
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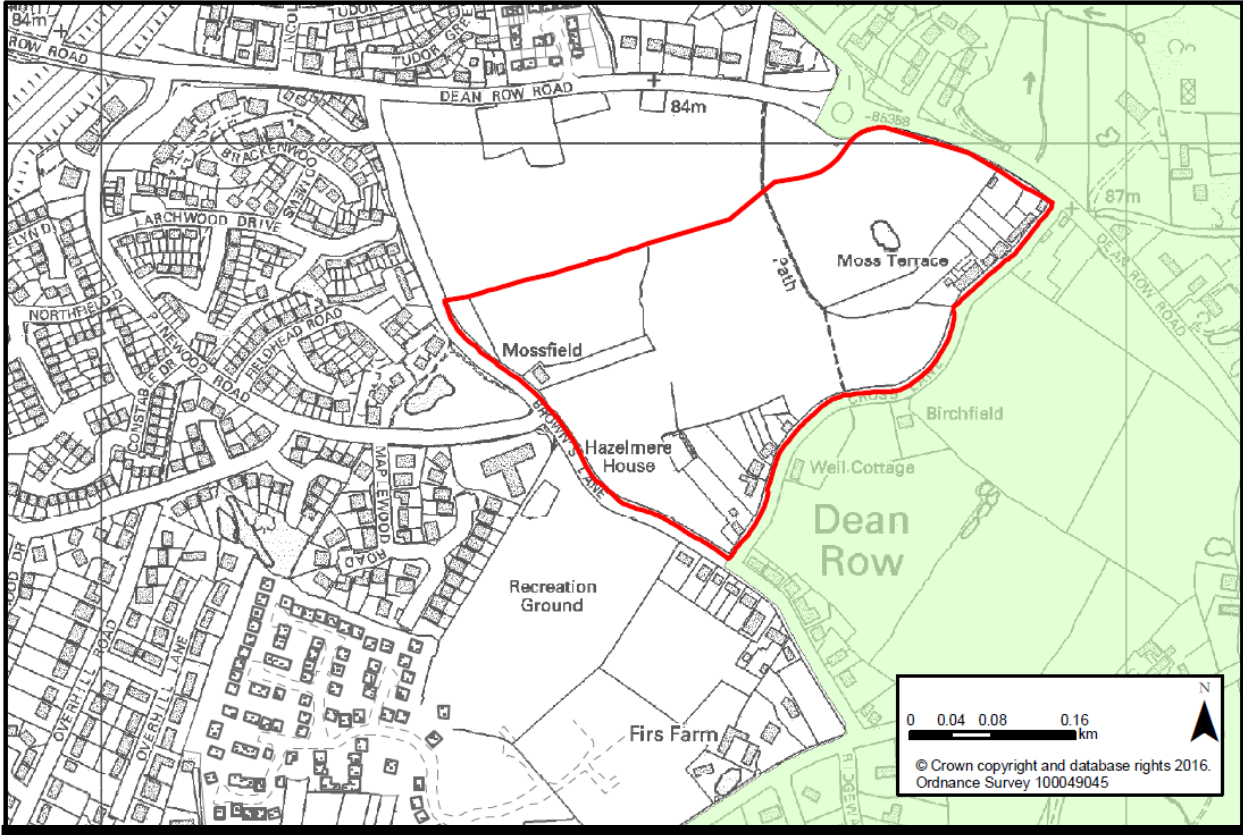
			<p><i>Amend paragraph 15.367:</i></p> <p>15.367 High quality design will also be very important. New development will be expected to preserve or enhance the setting of designated heritage assets located within the site, as well as the surrounding area including the visual character of the entrance into Wilmslow from the south along Alderley Road. <u>Proposals on the land west of Alderley Road should also have regard to the adopted Supplementary Planning Guidance Note (2004) “Development in Established Residential Areas: Fulshaw Park’.</u></p> <p><i>Amend paragraph 15.376:</i></p> <p>15.376 The Council’s Green Space Strategy has identified that there is a specific need for open space within South West Wilmslow. The inclusion of a new area of public open space <u>as part of the residential development of land west of Alderley Road</u> will provide a facility for existing and future residents which will protect <u>an area of</u> the land from development and retain a feature that offers a high contribution to the character of this particular area.</p>
MM80	[RE F003] p462 [RE F006] p405	Site CS 61 Land at Little Stanneylands	<p><i>Amend Site CS 61 Principle of Development i:</i></p> <p>i. Provide for a long-term management strategy for land along in the Dean Valley <u>shown as Protected Open Space in Figure 15.48a.</u></p>
MM81	[RE F003] p466 [RE F006] p410	Site CS 62 Heathfield Farm (allocation),	<p><i>Replace Figure 15.48b ‘Heathfield Farm (allocation), Wilmslow’:</i></p>

Wilmslow

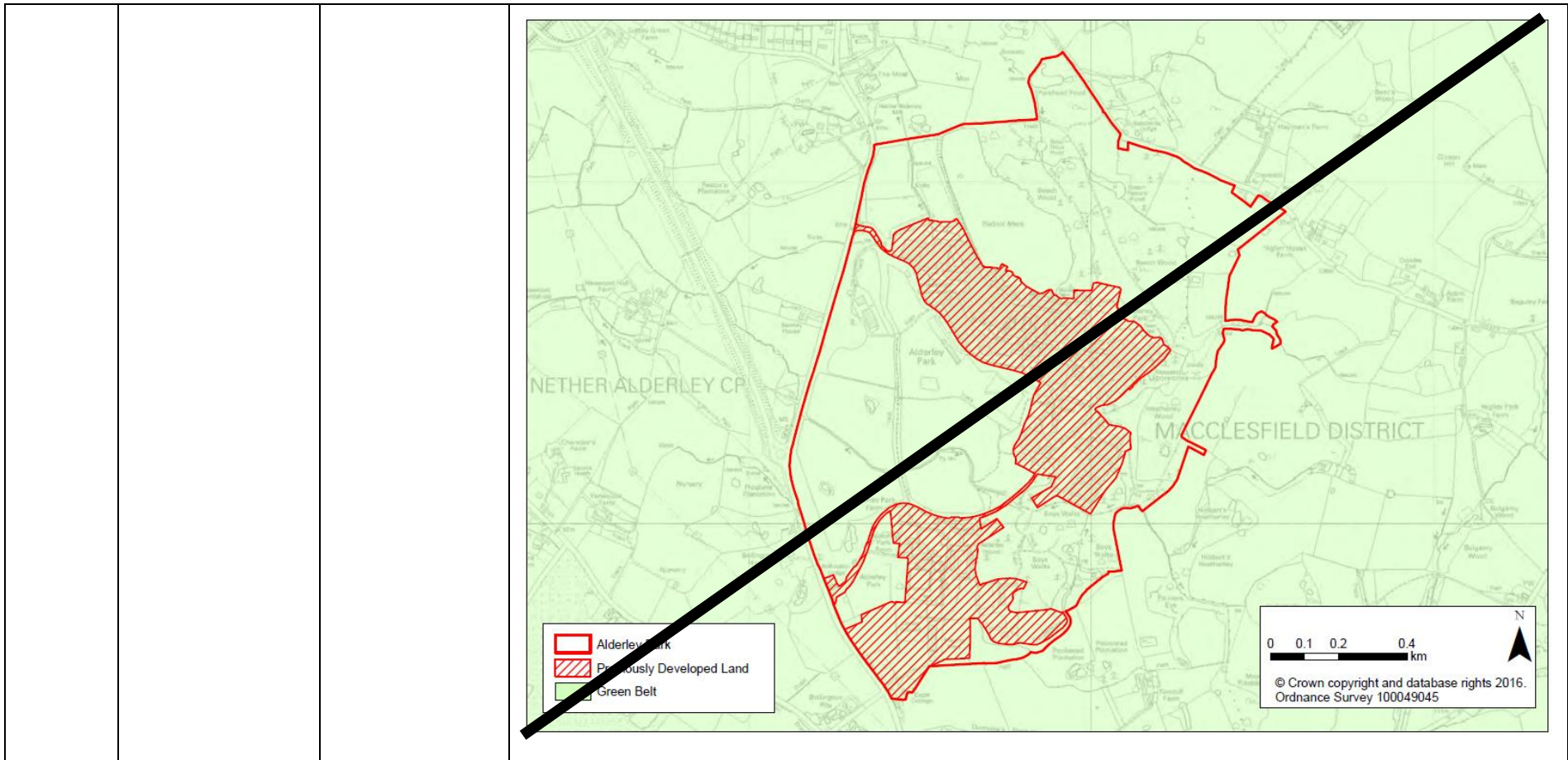


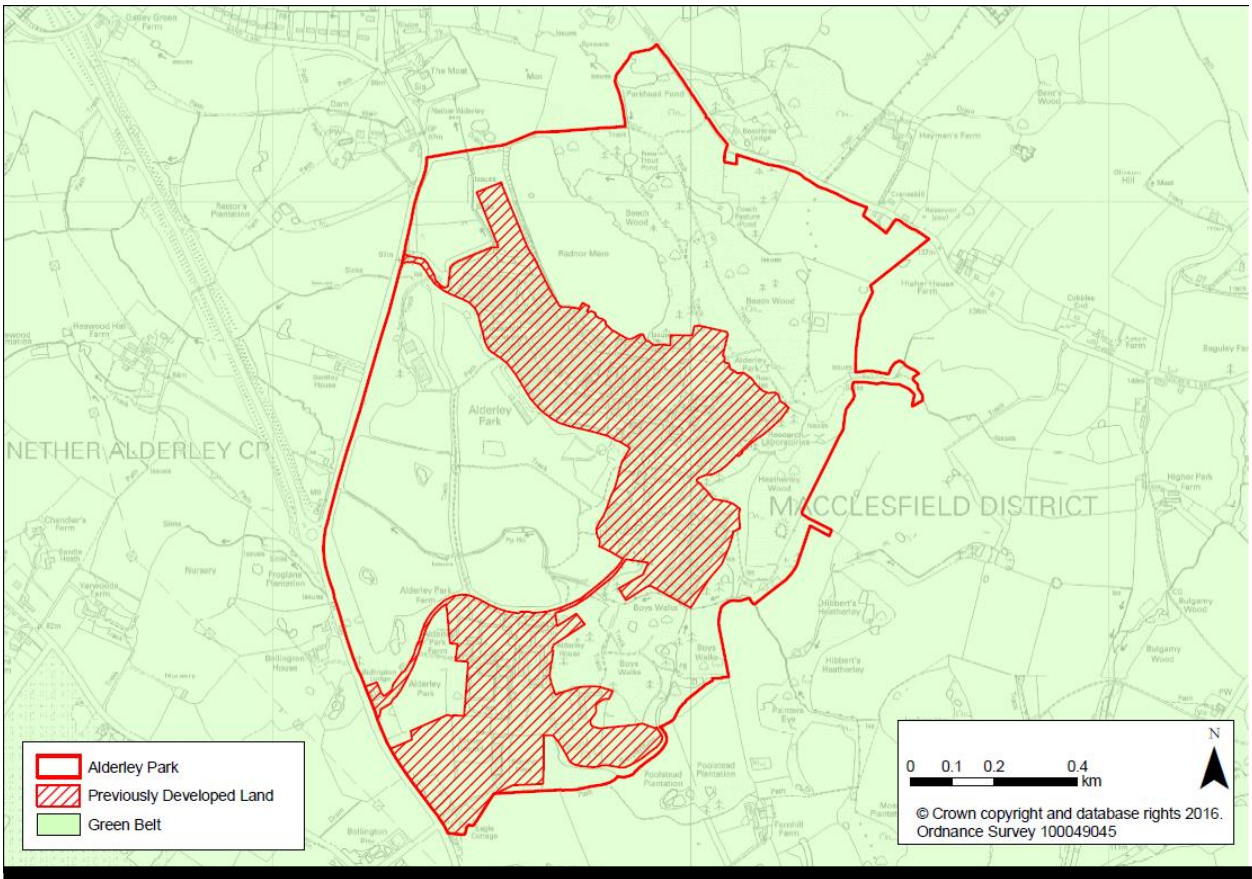
MM82	[RE F003] p468 [RE F006] p411	Site CS 63 (Safeguarded) Land at Heathfield Farm	<p><i>Replace Figure 15.48c ‘(Safeguarded) Land at Heathfield Farm, Wilmslow’:</i></p>



			
MM83	[RE F003] p472 [RE F006] p415	Site CS 28 Wardle Employment Improvement Area	<p><i>Amend first paragraph of Site CS 28 policy:</i></p> <p>The Council will support the appropriate redevelopment of the Wardle Employment Improvement Area to accommodate in the order of <u>around</u> 61ha of employment land subject to the following criteria being met:</p>

MM84	[RE F003] p476-p478; [RE F006] p417-p419	Site CS 29 Alderley Park Opportunity Site	<p><i>Amend paragraph 15.396:</i></p> <p>15.396 Alderley Park is an existing employment site located to the south east of Nether Alderley, occupied by the worldwide pharmaceutical company AstraZeneca, <u>and incorporates the BioHub incubator</u>. Whilst the site currently provides <u>provided</u> approximately 2,900 jobs⁽¹⁰²⁾, the majority of which are <u>were</u> highly skilled research and development posts, AstraZeneca has announced plans to scale down its facility at Alderley Park. There is therefore a need to reconsider the future of this strategic employment site.</p> <p><i>Replace Figure 15.50 'Alderley Park Opportunity Site':</i></p>
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			 <p>The map displays the Alderley Park area, bounded by a red outline. Within this boundary, certain areas are shaded with red diagonal lines, representing 'Previously Developed Land'. The surrounding area is shaded in light green, representing the 'Green Belt'. The map includes labels for 'NETHER ALDERLEY CP' and 'MACCLESFIELD DISTRICT'. A legend in the bottom-left corner identifies the symbols: a red outline for 'Alderley Park', red diagonal lines for 'Previously Developed Land', and light green for 'Green Belt'. A scale bar (0 to 0.4 km) and a north arrow are located in the bottom-right corner. Copyright information for Ordnance Survey 100049045 is also present.</p>
MM85	<p>[RE F003] p480-p482</p> <p>[RE F006] p421-p423</p>	<p>Site CS 64 Cheshire Gateway (Safeguarded)</p>	<p><i>Delete Site CS 64, paragraphs 15.401e-15.401I, Figure 15.50a and Table 15.39a:</i></p> <p>Other Safeguarded Land</p> <p>15.401e In order to avoid the need for future reviews of the Green Belt and in accordance with the National Planning Policy Framework, it is necessary to identify areas of 'safeguarded land' between urban areas and Green Belt boundaries that may be required</p>

		<p>to meet longer-term development needs stretching well beyond the period of the Local Plan as set out in Policy PG 4 ‘Safeguarded Land’.</p> <p>15.401f Safeguarded Land is not allocated for development at the present time and policies relating to development in the open countryside will apply. Planning permission for the permanent development of ‘safeguarded land’ should only be granted following a Local Plan review which proposes the development. Any such review will need to take account of the development needs arising at that time and the availability of other sources of land available at that point.</p> <p>15.401g Safeguarded land is required around the larger settlements that are inset into the Green Belt .Macclesfield, Handforth, Knutsford, Poynton and Wilmslow. Other settlements (such as Alsager and Congleton) are adjacent to the Green Belt boundary but are not completely surrounded by it and therefore retain the capacity to expand in the future without incursions into the Green Belt.</p> <p>Site CS 64 (Safeguarded): Cheshire Gateway</p> <p>15.401h This site lies to the east of the A556 at junctions 7 and 8 of the M56, north of Knutsford and comprises an area of land that has, uniquely, been enclosed by new strategic highways infrastructure through the construction of a 4.5 mile (7.5km) improvement of the A556 trunk road between Knutsford and Bowdon to create a modern dual carriageway road linking the M6 and M56 motorways. This is a location that could, in the longer term, support the further development of the North Cheshire Science Corridor, a priority of the Cheshire and Warrington Strategic and Economic Plan.⁽¹⁰³⁾</p> <p>15.401i Safeguarding this site will require an adjustment to the Green Belt boundary.</p>
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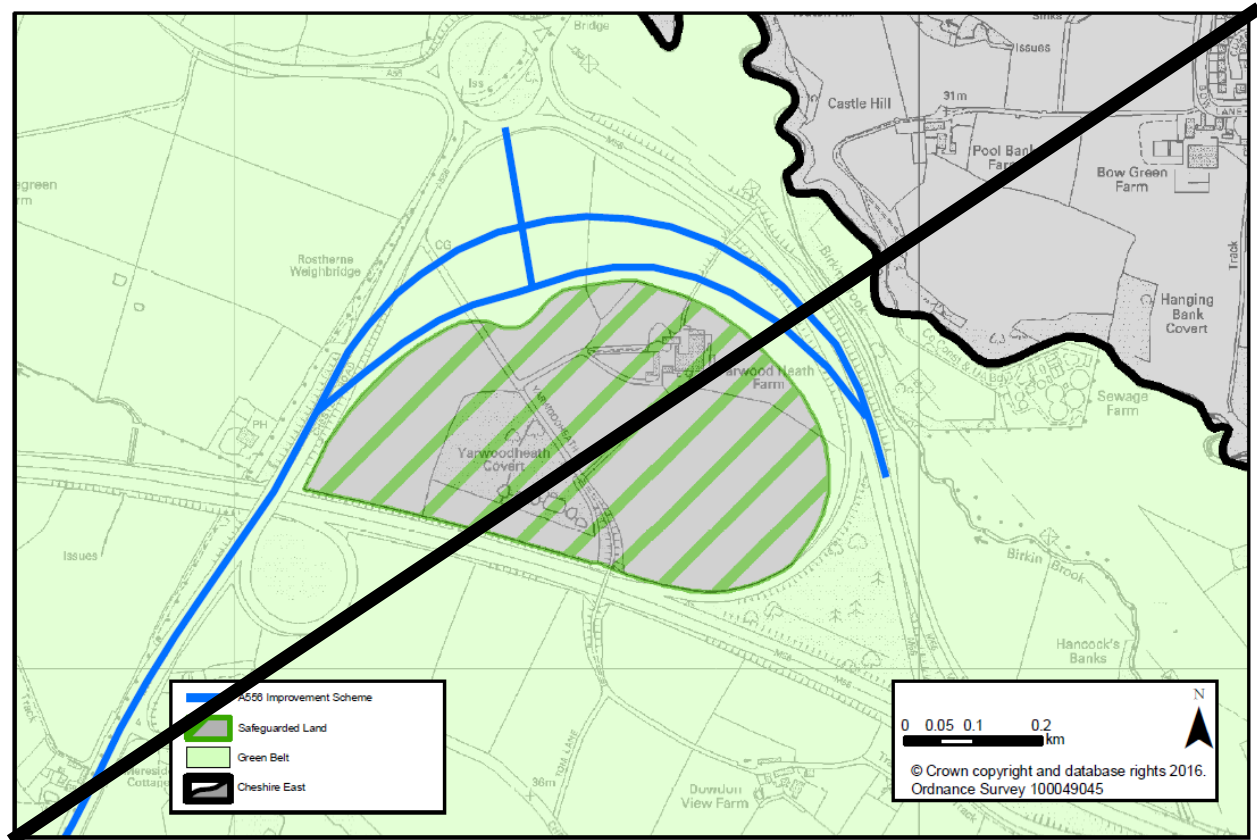
Site CS 64 (Safeguarded)

Cheshire Gateway

1. 9ha of developable safeguarded land.

Principles of Development

• The site is not allocated for development at the present time.



			<p>Figure 15.50a Cheshire Gateway</p> <p>Justification</p> <p>15.401j Paragraph 85 of the NPPF requires authorities to identify safeguarded land to meet longer-term development needs beyond the Plan period.</p> <p>15.401k Although safeguarded land is not at this stage identified for any particular development, the site is considered to have potential to meet longer-term need for high quality technology/science based businesses</p> <p>15.401l The Council expects that the following are considered in the context of the ecological value of the site due to its proximity to a European site(s):</p> <ul style="list-style-type: none"> • impact on natural hydrological function, pathways, groundwater and surface water • impact on recharge to groundwater and consequent impact on site • impact on water resources • impact on water chemistry • impacts on nutrient status • risks from pollution during construction (e.g., spillages or minor pollution incidents and the storage of oils and fuels) • impacts from changes to air quality from construction and ‘end use’ traffic emissions resulting in potential for increased nitrogen deposition • impacts from dust generated during the construction work • impact of increased foot traffic on sensitive habitats and species <table border="1" data-bbox="795 1292 2045 1364"> <tr> <td data-bbox="795 1292 1008 1364">Policy Context</td> <td data-bbox="1008 1292 2045 1364"></td> </tr> </table>	Policy Context	
Policy Context					

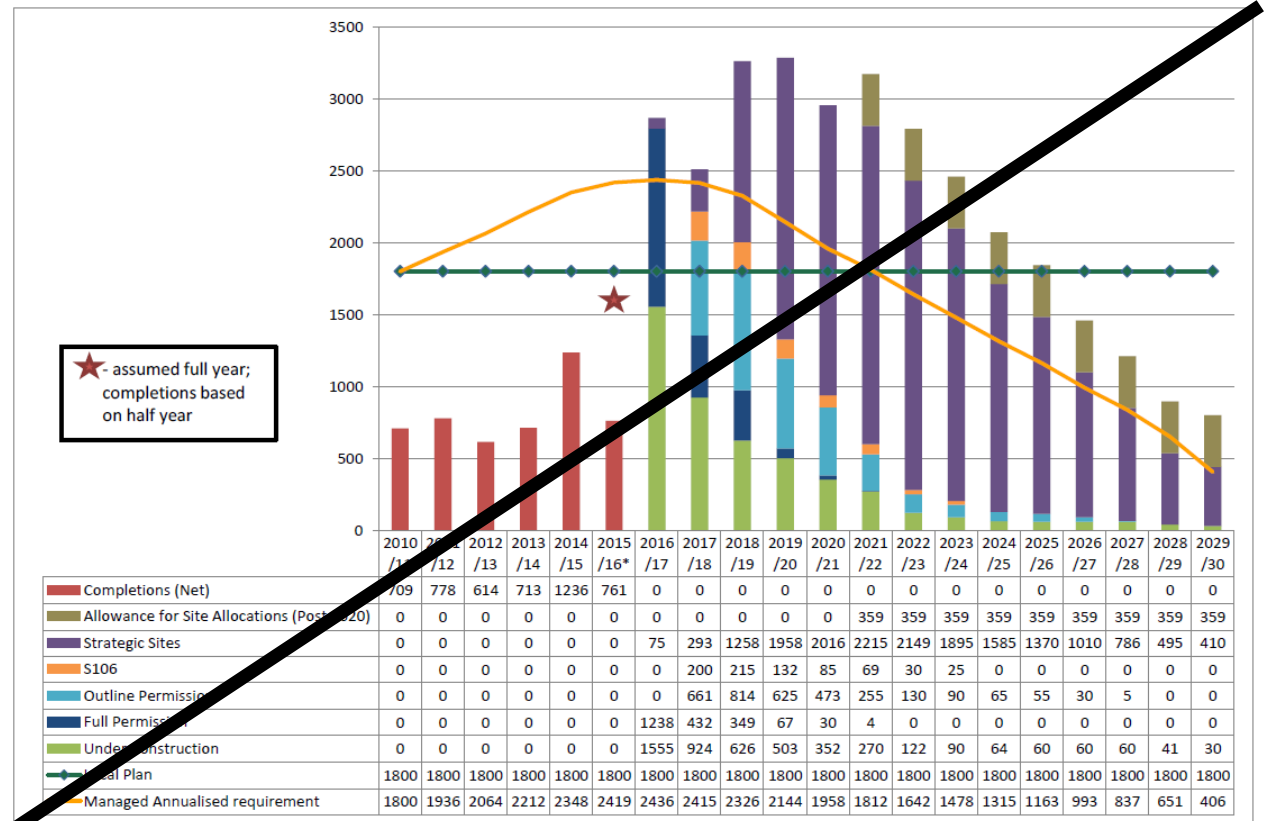
			<table border="1"> <tr> <td>National Policy</td> <td>NPPF (principally paragraphs): 79, 85, 88, 89, 90, 91</td> </tr> <tr> <td>Local Evidence</td> <td>Site Selection Report, Green Belt Assessment Update, Sustainability Appraisal, Habitats Regulations Assessment, Local Plan Strategy Submission Version</td> </tr> <tr> <td>Strategic Priorities</td> <td>Priority 1: Promoting economic prosperity Priority 2: To create sustainable communities Priority 3: Environmental quality should be protected and enhanced</td> </tr> <tr> <td>SCS Priorities</td> <td>Priority 1: Nurturing strong communities Priority 2: Creating conditions for business growth Priority 5: Ensuring a sustainable future Priority 7: Driving out the causes of poor health</td> </tr> </table> <p>Table 15.39a Policy Context: Cheshire Gateway</p>	National Policy	NPPF (principally paragraphs): 79, 85, 88, 89, 90, 91	Local Evidence	Site Selection Report, Green Belt Assessment Update, Sustainability Appraisal, Habitats Regulations Assessment, Local Plan Strategy Submission Version	Strategic Priorities	Priority 1: Promoting economic prosperity Priority 2: To create sustainable communities Priority 3: Environmental quality should be protected and enhanced	SCS Priorities	Priority 1: Nurturing strong communities Priority 2: Creating conditions for business growth Priority 5: Ensuring a sustainable future Priority 7: Driving out the causes of poor health
National Policy	NPPF (principally paragraphs): 79, 85, 88, 89, 90, 91										
Local Evidence	Site Selection Report, Green Belt Assessment Update, Sustainability Appraisal, Habitats Regulations Assessment, Local Plan Strategy Submission Version										
Strategic Priorities	Priority 1: Promoting economic prosperity Priority 2: To create sustainable communities Priority 3: Environmental quality should be protected and enhanced										
SCS Priorities	Priority 1: Nurturing strong communities Priority 2: Creating conditions for business growth Priority 5: Ensuring a sustainable future Priority 7: Driving out the causes of poor health										
MM86	[RE F003] p504 [RE F006] p427	Monitoring and Implementation Framework	<p><i>Amend paragraph 16.10:</i></p> <p>16.10 A list of potential agencies and partners that the Council will actively engage with are as follows:</p> <ul style="list-style-type: none"> • Land owners • Developers • Registered Providers • Tourism providers • Visitor attractions • National Trust • Peak District National Park • Leisure providers 								

			<ul style="list-style-type: none"> • Local Nature Partnership • Countryside ranger service • Natural England • Wildlife Trust • Cheshire Region Biodiversity Partnership • English Heritage <u>Historic England</u> • Environment Agency • Minerals Industry • Waste Management Industry • DEFRA • University of Manchester • Public Transport Providers • Infrastructure Service Providers • Connecting Cheshire Partnership • Neighbouring Local Authorities • Cheshire Brine Subsidence Compensation Board • Sport England • <u>Canals and Rivers Trust</u> <p><i>Amend Table 16.1 'Monitoring Framework' as shown in Annex 1.</i></p>
MM87	[RE F003] p524-p529;	Proposed Growth	<i>Amend Tables A.1 'Housing Distribution: Principal Towns', A.2 'Housing Distribution: Key Service Centres', A.4 'Housing Distribution: Local Service Centres', A.5 'Housing Distribution:</i>

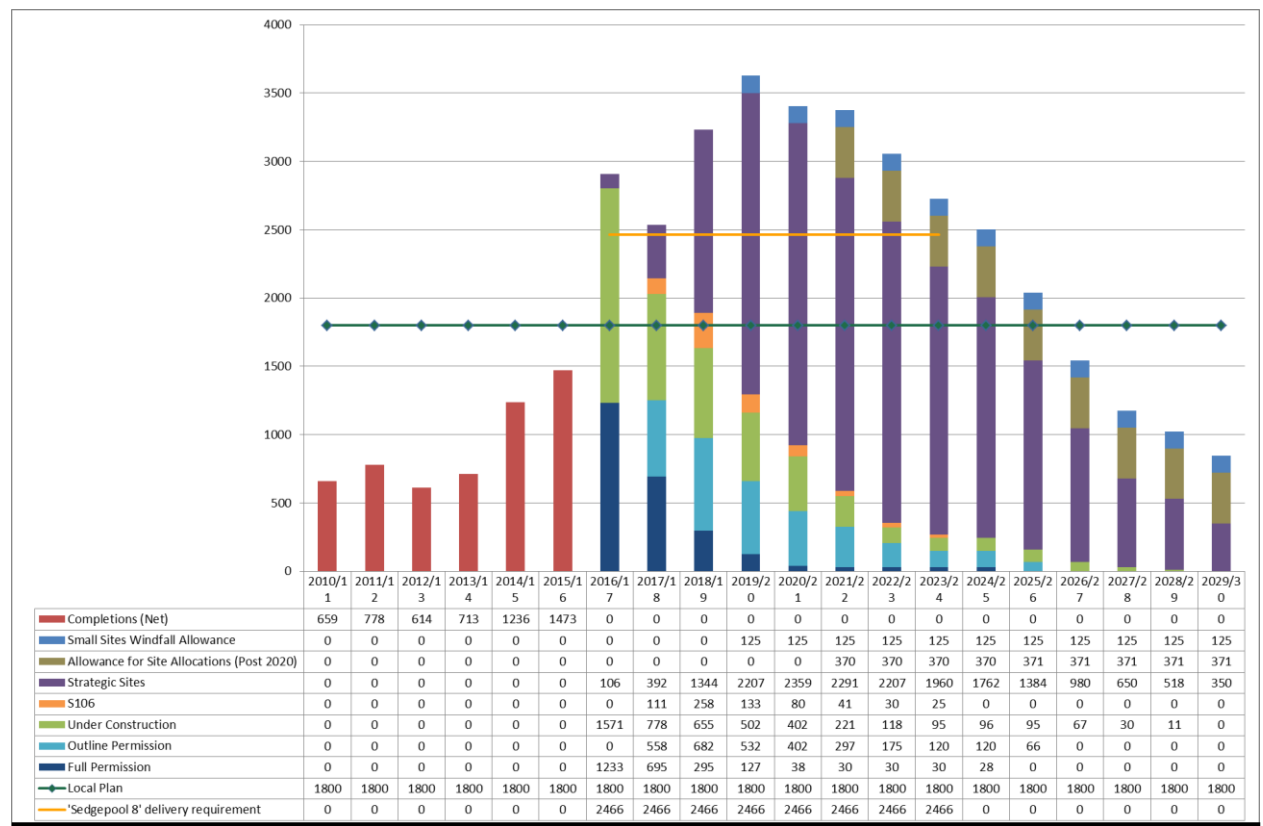
	<p>[RE F006] p445-p450</p>	<p>Distribution (Appendix A)</p>	<p><i>Other Settlements and Rural Areas’ and A.6 ‘Housing Distribution: Totals’ as shown in Annex 2.</i></p> <p><i>Amend paragraph A.2:</i></p> <p>A.2 The following Strategic Sites have either been granted consent or are subject to outstanding s106 legal agreements:</p> <ul style="list-style-type: none"> • CS 1 Phase 1 Basford East (490 units - awaiting s106 outline); • <u>CS 1 Land at Basford East (325 units – awaiting s106)</u>; • CS 2 Land Off Crewe Road, Basford West (370 units – full under construction); • CS 5 (part) Sydney Road (240 units - outline); • <u>CS 5 (part) Land south west of Thornyfields Farm (12 units – awaiting s106)</u>; • CS 6 Land South of Newcastle Road, Shavington & Wybunbury (360 units - under construction); • CS 7 Land to the east of Crewe Road, Shavington Cum Gresty (275 units - outline full consent); • <u>CS 8 Land southwest of Moss Lane, Macclesfield (150 units – awaiting s106)</u>; • <u>CS 8 Land off Congleton Road, Macclesfield (220 units – awaiting s106)</u>; • CS 12 (part) Twyfords Bathrooms, Lawton Road, Alsager (335 units - outline consent); • CS 16 Land Between Manchester Road and Giantswood Lane, Hulme Walfield, Congleton (96 units - outline); • CS 17 (part) Manchester Road to Macclesfield Road (94 units - outline, 45 and 49 units respectively); • CS 19 Land North of Parkgate Industrial Estate, Knutsford (200 units - awaiting s106
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			<p><u>outline consent</u>;</p> <ul style="list-style-type: none"> • CS 20 Glebe Farm, Booth Lane, Middlewich (450 <u>units</u> - awaiting s106); • CS 21 Land at Kingsley Fields, Nantwich (1,100 <u>units</u> - <u>awaiting s106 outline consent</u>); • CS22 (in Submission Version of LPS) Land at Former Stapeley Water Gardens, London Road, Stapeley (171 - under construction so included in commitments total rather than Strategic Sites); • CS 24 Land Bounded by Old Mill Road & M6 Northbound Slip Road, Sandbach (250 <u>units</u> - <u>awaiting s106 outline consent</u>); • CS 24 Land off Hawthorne Drive, Sandbach (50 <u>units</u> – full <u>consent</u>); • CS 25 (in Submission Version of LPS) Land at Adlington Road, Wilmslow – (204 - under construction so included in commitments total rather than Strategic Sites); • CS 39 (part) Broughton Road (124 <u>units</u> - full <u>consent</u>); • CS 42 Land at and adjacent to, White Moss Quarry, Butterson Lane, Barthomley, Crewe (350 <u>units</u> - outline); • CS 44 (part) Land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford (170 <u>units</u> - outline); • <u>CS 47 Tall Ash Farm, Congleton (236 units – awaiting s106); and</u> • <u>CS 48 Land west of Goldfinch Close, Congleton (230 units – outline consent, however 2 parts of 38 units have full consent).</u>
MM88	[RE F003] p577 [RE F006] p508	Housing Trajectory	<i>Replace Figure E.1 ‘Housing Trajectory with a Base Date of 31.03.16’:</i>

(Appendix E)



***2015/16 net completions are shown for the period 01/03/15 – 30/09/15 and will be updated once the full year's completions are known**



Amend paragraph E.2:

E.2 The 'Local Plan' line in the trajectory represents the annualised average housing requirement of 1,800 dwellings for Cheshire East from 2010 to 2030, as set out in this document. The vertical bars show the number of dwellings that have been completed, **the anticipated supply** and the number of dwellings that are predicted to be built over the plan period. ~~The 'Managed Annualised Requirement' line represents how the Council will~~

		<p>manage the annual requirements to maintain the annual housing figures.</p> <p><i>Amend paragraph E.3:</i></p> <p>E.3 From 1st April, 2010 to 30th September, 2015 <u>31st March, 2016</u> a total of 4,811 <u>5,473</u> dwellings (net) have been constructed, including C2 uses, leaving 31,189 <u>30,527</u> dwellings to be delivered over the remainder of the plan period.</p> <p><i>Insert new paragraph E.4:</i></p> <p><u>E.4 The predicted delivery from specific sites comprises those:</u></p> <ul style="list-style-type: none"> • <u>Commitments (10,822); and</u> • <u>Proposed Strategic Sites and Strategic Locations (18,555)</u> <p><i>Insert new paragraph E.5:</i></p> <p><u>E.5 The contribution from these sources of supply total 34,850 dwellings which reduces the remainder to be identified to 1,150 dwellings.</u></p> <p><i>Amend paragraph E.7:</i></p> <p>E.7 The ‘Allowance for Site Allocations’ bar represents the projected delivery from sites which are not formally identified at present but will be identified in the Site Allocations and Development Policies Document. This will allocate a further 3,231 <u>3,335</u> over the plan period. For the purposes of this trajectory this contribution is spread equally over the plan period post 2020 <u>(to allow the timescales required for the preparation and adoption of this document).</u></p>
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Insert new paragraph E.8:

E.8 The Council has also sought to identify a ‘Small Sites Windfall Allowance’ which acknowledges as well as those already identified sources of supply there are likely to be sites (comprising 9 units or less) which have not previously been identified which may be brought forward for development. The Council has set this allowance at 125 dwellings per annum (excluding Crewe and Macclesfield given the provisions of SL1 and SL4) and commencing from 2019/20. This is based upon evidence of consistent housing delivery from this scale of sites since 2009/10 as detailed within the Housing Supply and Delivery Topic Paper (as at 31st March 2016). It has been set to take effect from 2019/20 as the Council acknowledges that there are already a number of committed sites of 9 or less units and this approach removes any potential for double counting than if we were to commence from the current year (2016/17). This equates to an additional 1,375 units added to the supply over the remainder of the plan period.

Insert new Table E.1 ‘Completions across Cheshire East on sites of 9 or less units, excluding residential gardens only’:

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Average (7 years)
Cheshire East	134	172	173	204	173	194	297	192
Crewe (SL1)	36	30	38	39	56	35	44	40
Macclesfield (SL4)	7	19	20	45	25	34	41	27

CEC excluding Crewe and Macclesfield	91	123	115	120	92	125	212	125
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Insert new paragraph E.9:

E.9 Altogether, this brings the predicted supply of housing to 39,560 dwellings (taking in to consideration those Completions (as at 31 March 2016), Commitments (as at 31 March 2016), Allocations for Strategic Sites and Strategic Locations, Site Allocations and Small Site Allowance. This equates to almost 10% plan flexibility, which is comfortably above the 36,000 dwellings required. The contribution from each component of the housing supply is summarised in Table E.2 below.

Insert new Table 8.2 'Housing Supply at 31 March 2016':

<u>Housing Land Supply at 31 March 2016</u>	<u>Net Dwellings</u>
<u>Net completions 01/04/10 - 31/03/16</u>	<u>5,473</u>
<u>Commitments (excluding commitments on Strategic Sites)</u>	<u>10,822</u>
<u>Contribution from Strategic Sites and Locations</u>	<u>18,555</u>
<u>Contribution to be made through the Site Allocations and Development Policies Document</u>	<u>3,335</u>
<u>Small Sites Windfall Allowance</u>	<u>1,375</u>
<u>Total supply including flexibility</u>	<u>39,560</u>

			<p><i>Insert new subheading and new paragraphs E.10 – E.12:</i></p> <p><u>Five Year Housing Land Supply</u></p> <p><u>E.10 The NPPF requires that Councils identify a five-year supply of ‘deliverable’ housing land in their development plans, plus a 5% ‘buffer’ to allow for choice and competition. Where there has been a record of persistent under delivery, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a reasonable prospect of achieving the planned supply and to ensure choice and competition in the market for land. In the context of Cheshire East, set against an annual target of 1,800 new dwellings per annum and applying a 20% buffer to the requirement only would lead to a requirement of 10,800 new homes over the next 5 year period (2016/17 until 2020/21). However, there is also a shortfall which the Council is seeking to address through the ‘Cheshire East’ methodology (Sedgepool 8), which apportions the previous under delivery over the first 8 years of the remainder of the plan period. This results in a delivery requirement of 2,466 dwellings per annum as shown on the ‘Cheshire East’ methodology (Sedgepool 8) delivery requirement line of figure E.1.</u></p> <p><u>E.11 The sites identified in the Local Plan Strategy have been selected on the basis that they will make a significant contribution to meeting the housing needs of the area over the whole plan period and are economically viable in terms of deliverability. Moreover, they will significantly improve the supply of affordable, intermediate and market housing once the Local Plan Strategy is formally adopted. There will also be a greater range of</u></p>
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		<p><u>sites identified in the Site Allocations and Development Policies DPD in due course</u></p> <p><u>E.12 The Local Plan Strategy and its associated trajectory sets out a comprehensive range of sites (committed or to be allocated) which all have a role in ensuring the Council can demonstrate and maintain a 5 year supply. Each of the sites have been appraised in terms of their delivery potential over the first five years and remainder of the plan period and in the case of each of the Strategic Sites, there has been detailed discussions with the relevant landowners / site promoters to ensure that the timing and yield of development utilised is both robust and justifiable.</u></p> <p><i>Amend paragraph E.13:</i></p> <p>E.13 Details of how the overall Local Plan housing requirement will be met is set out in the published Housing Topic Paper (February 2016). This Paper also identifies the Council's five year supply of deliverable housing land and has a base date of 30 September 2015. The Council intends to update this Topic Paper, setting out how both the overall housing requirement will be met and an updated five year supply position, with a base date of 31 March 2016. The range of sites outlined in the Housing Trajectory is considered capable of delivering 15,588 dwellings (including a Small Site Allowance for years 4 and 5) over the next 5 years. Hence, using the 'Cheshire East' method (Sedgepool 8) and applying a 20% buffer a 5.3 year supply of 'deliverable' housing land is currently available in Cheshire East.</p> <p><i>Insert new Key Evidence list (after ¶E.13):</i></p>
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			<p><u>Key Evidence:</u></p> <ul style="list-style-type: none"> • <u>Housing Supply and Delivery Topic Paper (HS&DTP)</u> • <u>Annual Monitoring Reports</u> • <u>Strategic Housing Land Availability Assessment (SHLAA):</u> • <u>Strategic Housing Market Assessment</u> • <u>CLG Household Projections</u> • <u>Population Forecasting</u>
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Annex 1: Amendments to Table 16.1

Indicator No.	Indicator	Related Strategic Priority and Policy	Target	Trigger	Proposed Action for Target not being met
S1	Provision of infrastructure	SP1, SP2, SP3, SP4, IN1, IN2, MP1, SD1, SD2, SC5, SE6, CO2, CO4	To achieve implementation of the latest published list of priority Infrastructure Schemes	Decrease in s106/CIL infrastructure funding of more than 20% on a rolling three year average	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider reviewing the operation of CIL • Consider a review of the CIL Charging Schedule

S2	Housing completions	SP2, PG1, PG2, PG7, MP1, SD1, SD2, SE2, CS1, CS13, CS16, CS25, CS37, SL1-SL9	1800 dwellings per annum	Shortfall in housing completions of more than 20% on a rolling three year average.	<ul style="list-style-type: none"> Identify the problems and causes of the variants Consider if it is appropriate to bring forward sites programmed for later in the plan period Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Consider a review of the relevant policies
S3	Five-year housing supply	SP2, PG1, PG2, PG7, MP1, SD1, SD2, SE2, CS1, CS13, CS16, CS25, CS37, SL1-SL9	To maintain at least a five year deliverable supply of housing land for the forthcoming five years	A shortfall of greater than 1 year	<ul style="list-style-type: none"> Identify the problems and causes of the variants Consider if it is appropriate to bring forward sites programmed for later in the plan period Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) <u>Consider a review of the relevant policies</u>
S4	Gross total of affordable housing units provided	SP2, PG1, PG2, PG7, MP1, SD1, SD2, SC4, SC5, SC6,	355 units per annum	A shortfall of net affordable housing completions of more than 20% on a rolling three year	<ul style="list-style-type: none"> Identify the problems and causes of the variants Consider if it is appropriate to bring forward sites programmed for later in the plan period

		CS1, CS13, CS16, CS25, CS37, SL1-SL9		average.	<ul style="list-style-type: none"> • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider a review of the relevant policies
S5	Percentage of empty homes in the Borough	SP2, MP1, SD1, SD2, SE2	Reduce the long term vacancy rate by 15%	If target is not achieved by 2018	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners to target efforts and financial resources to persistent long term vacancies: (Housing strategy/empty homes officer)
S6	Net additional pitches for Gypsy, Traveller and Travelling Show People	SP2, MP1, SD1, SD2, SC7	Up to 10 transit pitches for Gypsy and Travellers; 37 to 54 additional permanent pitches for Gypsy and Travellers and 4 additional plots for Travelling show people up to 2016. Post 2016 requirement numbers to be produced from evidence work yet to be completed.	Minimum pitch/plot no. not achieved by 2016.	<ul style="list-style-type: none"> • Consider a review of the relevant policies • Consider if it is appropriate to bring forward sites programmed for later in the plan period • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Consider a review of the relevant policies
E1	Net take up of employment land	SP1, MP1, SD1, SD2,	Exceed the previous three year rolling average of take	If under performance is less	<ul style="list-style-type: none"> • Identify the problems and causes of the variants

		EG1, EG3, CS1-CS3, CS10, CS18, CS19, CS23, CS24, CS26, CS29, SL1, SL4, SL6, SL7, SL10	up by at least 20%	than 20% of above the three year rolling average take up of land	<ul style="list-style-type: none"> • Consider if it is appropriate to bring forward sites programmed for later in the plan period • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Identify the problems and causes of the variants • <u>Consider a review of the relevant policies</u>
E1a	<u>Net jobs growth rate</u>		<u>Net jobs growth (including self-employment and non B uses) of 31,400 (average of 0.7% jobs growth rate) over the Plan period</u>	<u>Jobs growth rate (per annum) since 2010 falls below an average of 0.7%</u>	<ul style="list-style-type: none"> • <u>Identify the problems and causes of the variants</u> • <u>Work closely with key partners, developers and landowners to better manage delivery of development (e.g. access to finance including grants, consider reviewing Section 106 agreements, other contributions)</u> • <u>Consider a review of the relevant policies</u>
E2	Total amount of land last used for employment purposes lost to other uses	SP1, MP1, SD1, SD2, EG1, EG3	Not to exceed the three year rolling average by more than 20%	loss not to exceed the three year rolling average by more than 20%	<ul style="list-style-type: none"> • Identify the problems and causes of the variant • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)

					<p>Identify the problems and causes of the variants</p> <ul style="list-style-type: none"> • Look to provide additional guidance on relevant policies • <u>Consider a review of the relevant policies</u>
E3	The percentage of premises (businesses/residents) which have access to fibre broadband service (>24Mbs)	SP1, SP2, MP1, SD1, SD2, CO3	96% of premises by 2016 and 99% by 2020 (subject to funding being received)	If target is missed by more than 1% by the target years	<ul style="list-style-type: none"> • Seek opportunities for additional funding • Stimulate demand
E4	Mineral provision and landbanks	SP1, SP3, MP1, SD1, SD2, SE10	To meet levels of aggregate provision as set out in Sub-national Guidelines/Local Aggregate Assessments and maintain mineral landbanks (aggregates and silica sand) in line with national planning policy	If under performance is less the 20% of the three year rolling average	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key mineral stakeholders (e.g. The Aggregates Working Party) to better manage the delivery
EQ1	Provision of sports pitches-outdoor sports facilities	SP2, SP3, MP1, SD1, SD2, SC2, SC3, SE6	Protect – no quantitative and qualitative loss Provide – delivery of recommendations contained within the Playing Pitch adopted Sports Strategy action plan Enhance - delivery of recommendations contained within the Playing Pitch	Any significant unmitigated loss to other uses of sport, recreation and informal open space	<ul style="list-style-type: none"> • Consider if it is appropriate to bring forward sites programmed for later in the plan period • Consider a review of the relevant policies • <u>Look to provide additional guidance on relevant policies</u> • Work closely with key partners, developers and landowners to better manage the delivery of development

			adopted Sports Strategy action plan		(e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) <ul style="list-style-type: none"> Identify the problems and causes of the variants Enforce corrective action or mitigation on individual schemes or features
EQ1a	Provision of indoor sports facilities	SP2, SP3, MP1, SD1, SD2, SC2, SC3	No net loss of indoor sports facilities, as recorded on the Sport England Active Places Database	Any significant loss of key facilities	<ul style="list-style-type: none"> Consider if it is appropriate to bring forward sites programmed for later in the plan period; Consider a review of the relevant policies; <u>Look to provide additional guidance on relevant policies</u> Work closely with landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) Identify the problems and causes of the variants Enforce corrective action or mitigation on individual schemes or features
EQ2	Creation and loss of areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	SP3, MP1, SD1, SD2, SE3, SE14, SE15	No net loss	Any loss in areas of biodiversity importance	<ul style="list-style-type: none"> Identify the problems and causes of the variants Consider a review of the relevant policies <u>Look to provide additional guidance on relevant policies</u> Work closely with key partners,

					<p>developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions)</p> <p>Identify the problems and causes of the variants</p> <ul style="list-style-type: none"> • Activate Compensation, enforcement or mitigation mechanisms
EQ3	Listed buildings at risk of loss	SP3, MP1, SD1, SD2, SE7	Reduction in number of buildings at risk by 2020, 2025 and 2030	No reduction by target years	<ul style="list-style-type: none"> • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Identify the problems and causes of the variants • Activate Compensation, enforcement or mitigation mechanisms • Prioritise conservation advice and provide assistance where appropriate.
EQ4	Waste arisings and the amounts of waste recycled, recovered or going for disposal	SP3, MP1, SD1, SD2, SE11	To meet with relevant nationally and locally set waste targets	Under performance by target years	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key waste stakeholders to better manage the delivery
T1	Progress on Key Highway Schemes listed in Policy CO2	SP1, SP2, SP3, SP4, IN1, MP1, SD1, SD2,	In line with timescales detailed within the latest Infrastructure Delivery Plan	If any scheme delivery is later than 1 year from the specified target date	<ul style="list-style-type: none"> • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants,

		CO2			<p>consider reviewing section 106 agreements, other contributions)</p> <ul style="list-style-type: none"> • Seek opportunities for additional funding • Consider renegotiation of section 106 agreements
T2	New major developments within 500m of a bus stop served by commercial bus service	SP1, SP2, SP3, SP4, MP1, SD1, SD2, CO1, SC4	To achieve 5% above the baseline	If under performance is less than 20% of the three year rolling average	<ul style="list-style-type: none"> • Identify the problems and causes of the variants • Work closely with key partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider reviewing section 106 agreements, other contributions) • Provide mitigation to ensure all new developments are meeting high standards of sustainability

Annex 2: Changes to Tables A.1, A.2, A.3, A.4 and A.5

Principal Towns

Area	Expected Level of Development	Completions 01/04/10 – 30/09/15 <u>31/03/16</u>	Commitments 30/09/15 <u>31/03/16</u> ⁽¹⁰⁹⁾	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Crewe	7700	890 <u>907</u>	1857 <u>1979</u>	Central Crewe ⁽¹¹⁰⁾	400	158	8050 <u>8189</u>
				Basford East	850		
				Basford West	370		
				Leighton West	850		
				Leighton	500		
				Crewe Green	150		
				Sydney Road (including extended site)	525		
				South Cheshire Growth Village	650		
				The Shavington / Wybunbury Triangle	400		
				East Shavington	275		
				Broughton Road	175		
				Crewe Subtotal	5145		
Macclesfield	4250	608 <u>692</u>	835 <u>773</u>	Central Macclesfield ⁽¹¹⁰⁾	500	107	4300 <u>4322</u>
				South Macclesfield Development Area	1050		
				Land at Congleton Road	300		
				Land East of Fence Avenue	250		
				Gaw End Lane	300		
				Land South of Chelford Road	200		
				Land between Chelford Road and Whirley Road	150		
				Macclesfield Subtotal	2750		
Principal Towns Total	11950	1498 <u>1599</u>	2692 <u>2752</u>	Total	7895	265	12350 <u>12511</u>

Table A.1 Housing Distribution: Principal Towns

109 **Commitments, as of 31 March 2016,** includes sites that are subject to and awaiting s106 agreements but excludes applications on Strategic Sites. Further details are set out in para A.2

110 ~~Central Crewe and Central Macclesfield include general brownfield allowance for existing urban areas and existing commitments are included~~ Adjustments have been made to the commitments totals for Central Crewe and Central Macclesfield to remove the potential for double counting with the SL1 and SL4 Strategic Locations.

Key Service Centres

Area	Expected Level of Development	Completions 01/04/10 – 30/09/15 <u>31/03/16</u>	Commitments 30/09/15 <u>31/03/16</u>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Alsager	2000	98 <u>131</u>	530 <u>512</u>	Former MMU Campus	400	122 <u>107</u>	2050
				Twyfords and Cardway	550		
				White Moss Quarry	350		
				Alsager Subtotal	1300		
Congleton	4150	610 <u>638</u>	1122 <u>975</u>	Congleton Business Park Extension	625	0	4657 <u>4538</u>
				Giantswood Lane to Manchester Road	500		
				Giantswood Lane South	150		
				Manchester Road to Macclesfield Road	450		
				Back Lane / Radnor Park	750		
				Tall Ash Farm	225		
				Lamberts Lane	225		
				Congleton Subtotal	2925		
Handforth (including North Cheshire Growth Village)	2200	63 <u>70</u>	322 <u>323</u>	Land between Clay Lane and Sagars Road	250	15	2300 <u>2158</u>
				North Cheshire Growth Village	1650 <u>1500</u>		
				Handforth Subtotal	1900 <u>1750</u>		
Knutsford	950	25 <u>33</u>	50 <u>45</u>	Land North of Northwich Road	175	75 <u>0</u>	4000 <u>1003</u>
				Land West of Manchester Road	75		
				Land East of Manchester Road	250		
				Parkgate Extension	200		
				Land South of Longridge	150 <u>225</u>		
				Knutsford Subtotal	850 <u>925</u>		
Middlewich	1950	335 <u>400</u>	352 <u>293</u>	Glebe Farm	525	153 <u>347</u>	2000
				Brooks Lane <u>Strategic Location</u>	400 <u>200</u>		

				Land off Warmingham Lane (Phase 2)	235		
				Middlewich Subtotal	<u>1160 960</u>		
Nantwich	2050	<u>394 491</u>	<u>687 591</u>	Kingsley Fields	1100	0	<u>2184</u>
				Nantwich Subtotal	1100		<u>2182</u>
Poynton	650	<u>0 20</u>	<u>39 23</u>	Land adjacent to Hazelbadge Road	150	200	<u>689</u>
				Land at Sprink Farm	150		<u>693</u>
				Land South of Chester Road	150		
				Poynton Subtotal	450		
Sandbach	2750	<u>624 693</u>	<u>1877 1827</u>	Land Adjacent to J17 of M6, south east of Congleton Road	450	0	<u>2954</u>
				Sandbach Subtotal	450		<u>2970</u>
Wilmslow	900	<u>87 97</u>	<u>312 305</u>	Royal London	175	26	<u>950</u>
				Little Stanneylands	200		<u>953</u>
				Heathfield Farm	150		
				Wilmslow Subtotal	525		
Key Service Centres Total	17600	<u>2236 2573</u>	<u>5294 4984</u>	Total	<u>10660</u> <u>10385</u>	<u>594 695</u>	<u>18778</u> <u>18547</u>

Table A.2 Housing Distribution: Key Service Centres

Local Service Centres

Area	Expected Level of Development	Completions 01/04/10 – <u>30/09/15</u> <u>31/03/16</u>	Commitments <u>30/09/15</u> <u>31/03/16</u>	Local Plan Strategy Sites and Strategic Locations	Site Allocations	Total
Local Service Centres	3500	<u>435 568</u>	<u>2115 2056</u>	0	1125	<u>3675 3749</u>

Table A.3 Housing Distribution: Local Service Centres

Other Settlements and Rural Areas

Area	Expected Level of Development	Completions 01/04/10 – 30/09/15 <u>31/03/16</u>	Commitments 30/09/15 <u>31/03/16</u>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
Other Settlements and Rural Villages	2950	642 <u>733</u>	1051 <u>1120</u>	Alderley Park Opportunity Site	275	1250	3218 <u>3378</u>

Table A.4 Housing Distribution: Other Settlements and Rural Areas

Totals:

Area	Expected Level of Development	Completions 01/04/10 – 30/09/15 <u>31/03/16</u>	Commitments 30/09/15 <u>31/03/16</u>	Local Plan Strategy Sites and Strategic Locations		Site Allocations	Total
All Areas	36000	4811 <u>5473</u>	11149 <u>10822</u>	18830 <u>18555</u>		3234 <u>3335</u>	38024 <u>38185</u>

Table A.5 Housing Distribution: Totals