

Appendix - Cheshire East Local Plan Site Allocations and Development Policies Document - Schedule of Main Modifications to Inspector's Report

The main modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission version of the Plan [Core Document ED 01b].

Ref	Policy/Section	Page	Proposed Main Modification
MM1	Policy PG 9	7	<p><i>Amend Policy PG 9:</i></p> <p>Settlement boundaries</p> <p>1. Settlement boundaries for principal towns, key service centres and local service centres are defined on the adopted Policies Map². <u>Where a neighbourhood plan defines a settlement boundary for a principal town, key service centre or local service centre, the council will apply the most recent settlement boundary, where relevant.</u></p> <p>2. Settlement boundaries for settlements in the other settlements and rural areas may be defined in neighbourhood plans, where <u>this is justified as appropriate</u>³. <u>Where the settlement is defined as an infill village in Policy PG 10 'Infill villages', the village infill boundary should be the starting point for determining a settlement boundary in a neighbourhood plan.</u></p> <p>3. Within settlement boundaries, development proposals (including change of use) will be supported where they are in keeping with the scale, role and function of that settlement and do not conflict with any other relevant policy in the local plan.”</p> <p><i>Delete the footnote to Criterion 1 of Policy PG 9:</i></p> <p>“2. Where a neighbourhood plan defines a settlement boundary for a principal town, key service centre or local service centre, the council will apply the most recent settlement boundary, where relevant.”</p> <p><i>Amend the footnote to Criterion 2 of Policy PG 9:</i></p> <p>“At July 2020 the time of adoption of the SADPD, Calveley and Weston have settlement boundaries defined in neighbourhood plans, which will apply under this policy. In consultation with Brereton Parish Council, the settlement boundaries for Brereton Green and Brereton Heath defined in the Brereton</p>

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			<p>Neighbourhood Plan are not brought forwards to be covered by this policy, and under <u>Under the SADPD, Brereton Green and Brereton Heath do not have defined settlement boundaries, but Brereton Green is defined as an infill village in Policy PG 10 'Infill villages', with a village infill boundary defined on the adopted Policies Map.</u></p>
MM2	Policy GEN 1	14-15	<p><i>Amend Policy GEN 1:</i></p> <p>Design principles</p> <p>In line with LPS Policy SE 1 'Design', development proposals should:</p> <ol style="list-style-type: none"> 1. contribute positively to the borough's quality of place and local identity through appropriate character, appearance and form in terms of scale, height, density, layout, grouping, urban form, siting, good architecture, massing and materials. Development that fails to take the opportunity to support the quality of place of the local area will be resisted; 2. create safe places by reflecting 'secured by design' measures and principles, including providing active frontages, where possible, to maximise natural surveillance from buildings, particularly over public areas; 3. create a sense of identity and legibility in the development by using landmarks and incorporating key views into and out of new development; 4. create buildings and spaces that function well, are fit for purpose and yet are innovative, adaptable and flexible to respond to changing social, environmental, technological and economic conditions over the lifetime of the development; 5. be accessible and inclusive – ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances; 6. promote active lifestyles and health and wellbeing through design, wherever possible, including through play, walking, cycling, contact with nature and opportunities for food growing; 7. be comprehensively planned and co-ordinated to enable the efficient and effective use of land to allow a sustainable mix of uses, support local facilities and transport networks;

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			<p>8. integrate car and cycle parking so that it is safe and does not have a detrimental impact upon the character and appearance of the area;</p> <p>9. provide for future management and maintenance to retain a high quality public realm;</p> <p>10. maintain or improve access, connectivity and permeability in and through the development site and wider area including to local services and facilities, particularly for walking and cycling routes;</p> <p>11. incorporate measures that can adapt to and/or show resilience to climate change and its impacts within the development layout;</p> <p>12. incorporate appropriate arrangements for recycling and waste management including bin storage and collection; and</p> <p>13. interact positively with the natural environment in line with the mitigation hierarchy set out in criterion 2 of Policy ENV 2 'Ecological implementation'.</p> <p><u>Design principles</u></p> <p><u>In line with LPS policies SD 2 'Sustainable Development Principles' and SE 1 'Design', development proposals should:</u></p> <p><u>Sense of place</u></p> <p><u>1. create high quality, beautiful and sustainable buildings and places, avoiding the imposition of standardised and/or generic design solutions where they do not establish and/or maintain a strong sense of quality and place;</u></p> <p><u>2. create a sense of identity and legibility by using landmarks and incorporating key views into, within and out of new development;</u></p> <p><u>3. reflect the local character and design preferences set out in the Cheshire East Borough Design Guide supplementary planning document unless otherwise justified by appropriate innovative design or change that fits in with the overall form and layout of their surroundings;</u></p>

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			<p><u>Managing design quality</u></p> <p><u>4. ensure that design codes, prepared for major development schemes are based on effective engagement, reflect local design aspirations and take into account the Cheshire East Borough Design Guide supplementary planning document for residential schemes, relevant design policies in Neighbourhood Plans and the Design Guide and National Model Design Code;</u></p> <p><u>5. provide evidence for all major development schemes of how design assessment frameworks, including Building or a Healthy Life have influenced the proposed design. This should include an appropriate level of engagement with the council and local communities;</u></p> <p><u>6. ensure any changes made to development proposals between permission and completion do not materially diminish the quality of development;</u></p> <p><u>Sustainable urban, architectural and landscape design</u></p> <p><u>7. create buildings and spaces that function well, are fit for purpose and yet are innovative, adaptable and flexible to respond to changing social, environmental, technological and economic conditions over the lifetime of the development;</u></p> <p><u>8. wherever possible, retain and creatively re-use existing buildings as part of new development;</u></p> <p><u>Safety, inclusivity and accessibility</u></p> <p><u>9. be accessible and inclusive – ensuring that developments and spaces can be used safely, easily and with dignity by all, regardless of disability, age, gender, ethnicity or economic circumstances;</u></p> <p><u>10. ensure that car parking and electric vehicle charging infrastructure are carefully sited and designed.”</u></p> <p><i>Delete paragraph 3.2:</i></p> <p>“3.2 Good design is indivisible from good planning. It makes sure that new developments function well socially, economically and physically, and that they are attractive places where people want to live, work and visit. It goes beyond visual appearance and considers the relationship between buildings, how they are used over their lifetime and the spaces and connections between places.”</p>

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			<p><i>Amend paragraph 3.4:</i></p> <p>“3.4 Developers should engage with the council, the local community and relevant statutory consultees at the earliest opportunity, <u>such as at concept/pre-design stage</u>, in order to make sure that new development responds appropriately to the unique character and quality of place in the borough. <u>This can also lead to an enriched design and improved levels of community ownership.</u> Engagement can also help to consider the evidence required to support planning applications such as the requirement for design coding, testing layouts, illustrative masterplans, massing studies and modelling for larger proposals, as appropriate in line with LPS Policy SE 1 'Design'.”</p> <p><i>Amend paragraph 3.5:</i></p> <p>“3.5 To provide clarity about design expectations at an early stage, proposals should take account of any formally adopted supplementary planning documents (including the Cheshire East Borough Design Guide), the National Design Guide (or as updated), <u>and National Model Design Code (or any replacements)</u>, area specific design guidance, masterplans, character appraisals or area specific management plans. Neighbourhood plans can also be used to help identify the special and distinctive qualities of a local area.”</p> <p><i>Amend paragraph 3.6:</i></p> <p>“3.6 The council will also use design assessment frameworks including Building for a <u>Healthy Life 12</u> (or as updated) consistent with the approach set out in LPS Policy SE 1 'Design'.”</p> <p><i>Amend paragraphs 3.7 & 3.8:</i></p> <p>“3.7 The design of new development should take account of the effects of and adapt to the impacts of climate change through the implementation of appropriate design measures in line with <u>LPS Policy SD 2 'Sustainable Development Principles and Policy ENV 7 'Climate change'</u>. This includes taking opportunities to incorporate sustainable drainage and water efficiency measures within the development layout in line with Policy ENV 16 'Surface water management and flood risk'. <u>Schemes should consider 'passive' opportunities presented by the site and the way it functions, for example through solar orientation, topography, and existing landscape features etc.</u> <u>Massing strategies should seek to work with opportunities presented by the site to help reduce energy demands and create high quality and comfortable living and working environments.</u></p>

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			<p>3.8 Developments should make sure that there are suitable arrangements for bin storage and recycling. Sufficient space and access should be included for the sorting and storage of recyclable waste materials in a convenient location, the composting of household waste (where practicable), and the collection of these and other waste materials. <u>Cars should be accommodated in, but not overly dominate layouts and be positively integrated within the overall design. Innovative solutions should be employed to reduce the dominance of parking within streets and spaces. Applicants should be aware that Part S in Schedule 1 to the Building Regulations sets out requirements for electric vehicle charging points within new residential and non-residential development schemes. These requirements should be considered early in the design process.</u></p> <p><i>Amend 'Related documents':</i></p> <ul style="list-style-type: none"> • Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e*SCAPE Urbanists) • Secured by Design: design guides • Made neighbourhood plans • National Design Guide (2019, MHCLG) • <u>National Model Design Code (2021, MHCLG)</u> • <u>Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn & Singleton)</u>
MM3	Policy GEN 4	18-19	<p><i>Amend Policy GEN 4:</i></p> <p>Recovery of forward funded infrastructure</p> <p>"1. The council will recover the costs associated with forward funded infrastructure from applicants that rely on this infrastructure to mitigate the effects of their development and make it acceptable in planning terms where:</p> <p>i. the council or its funding partners have specifically approved the forward funding of the infrastructure in question on the basis that all or part of its costs will be subsequently recovered from the developers that benefit from it site and the forward funded scheme it contributes towards is identified in Table 3.1 <u>'Breakdown of LPS sites and areas expected to contribute to the recovery of forward funded infrastructure schemes' in the accompanying supporting information to this policy;</u></p>

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			<p>ii. the council has an approved supplementary planning document that details <u>used the following mechanism for calculating the level of forward funding contribution required to be recovered:</u></p> <p>a. <u>the overall amount to be recovered for each scheme is established by the council;</u></p> <p>b. the individual sites, areas or types of development that will be required to contribute <u>overall number of residential units and/or employment floorspace likely to be developed on the linked sites identified for each scheme in Table 3.1 'Breakdown of LPS sites and areas expected to contribute to the recovery of forward funded infrastructure schemes' is established by the council; and</u></p> <p>c. the mechanism to be used for proportionately calculating the cost of contributions from applicants seeking development on the identified sites, areas or types of development requiring contribution <u>a forward funding contribution cost per residential unit and/or employment floorspace measure is identified by the council for each scheme by dividing 1(ii)(a) by 1(ii)(b);</u></p> <p>d. <u>the council undertakes individual legal agreement negotiations for planning applications relevant to the sites or areas identified in Table 3.1 'Breakdown of LPS sites and areas expected to contribute to the recovery of forward funded infrastructure schemes' to establish whether the cost per dwelling or employment floorspace figure identified at 1(ii)(c) can be viably delivered as part of the development. The applicant will be required to submit a viability assessment, prepared in accordance with guidance, to support any reduced cost per dwelling or employment floorspace figure to that proposed by the council;</u></p> <p>e. <u>the council agrees a forward funding contribution cost per residential unit or employment floorspace with the applicant based on the applicant's viability assessment, where the council is satisfied that the assessment has been properly prepared in accordance with guidance. If a reduced figure to that identified in 1(ii)(c) has been agreed, this will be subject to review in line with Policy GEN 7 'Recovery of planning obligations reduced on viability grounds' and form part of a legal agreement;</u></p> <p>iii. <u>the forward funding contribution and recovery of costs meets all the planning obligation tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 or as required by any subsequent amendment to these Regulations or to national planning guidance;</u></p> <p>iv. <u>the forward funding contribution and recovery of costs is secured through a Section 106 legal agreement and includes. This will include flexibility to the developer to enable agreed forward funding contributions to be made as stage payments linked to the progress of development at a site. It will also</u></p>

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			<p><u>include any administrative, legal and financing costs to the council associated with both providing the infrastructure and its subsequent recovery through the planning obligations process.</u></p> <p><u>v. the council will cease to require a forward funding contribution once all the costs associated with the forward funding element of a scheme have been recovered.</u></p> <p>2. The council will refuse planning applications where applicants seek to rely on forward funded infrastructure to make proposals acceptable in planning terms but are not prepared to make the required contribution towards refunding the cost of its provision through planning obligations.”</p> <p><i>Amend paragraph 3.19:</i></p> <p>“3.19 This <u>The</u> policy is intended to help facilitate development in the borough. As a proactive authority, Cheshire East Council is seeking to assist developers in achieving agreed levels of growth in the borough as detailed in its local plan. For this reason, the council recognises that in certain circumstances, such as the provision of a road or a new school required as part of a strategic/comprehensive approach to development in an area, it is necessary or desirable for infrastructure to be provided in advance of planned development This can be because a new road is needed to open up parcels of land to enable development to happen or because it enables the provision of important infrastructure at an earlier stage than would otherwise have been possible. This acts as an enabler and helps to bring forward individual schemes that would not otherwise be able to progress on their own.”</p> <p><i>Amend paragraph 3.20a:</i></p> <p>“3.20a It <u>Policy GEN 4 ‘Recovery of forward funded infrastructure costs’</u> will apply only to infrastructure schemes funded by the council or its partners where the funding approval was made on the basis that all or part of the costs incurred will be subsequently recovered from developers benefiting from it i.e. where the council has borrowed; used its reserves; or diverted funding from other budgets in the short term to help bring forward development on the understanding that it will be repaid. <u>These infrastructure schemes are derived from the council’s LPS, including its supporting Infrastructure Delivery Plan, and are identified in Table 3.1 ‘Breakdown of LPS sites and areas expected to contribute to the recovery of forward funded infrastructure schemes’ below.</u>”</p>

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			<p data-bbox="600 170 2101 240"><i>Insert new Table 3.1 'Breakdown of LPS and other sites expected to contribute to the recovery of forward funded infrastructure schemes' after paragraph 3.20a:</i></p> <table border="1" data-bbox="600 272 1984 1407"> <thead> <tr> <th data-bbox="609 279 1178 343"><u>Forward funded infrastructure scheme</u></th> <th data-bbox="1178 279 1975 343"><u>LPS sites expected to contribute</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="609 343 1178 783"><u>Congleton Link Road</u></td> <td data-bbox="1178 343 1975 783"> <ul style="list-style-type: none"> • <u>Site LPS 26 'Back Lane / Radnor Park, Congleton'</u> • <u>Site LPS 27 'Congleton Business Park Extension'</u> • <u>Site LPS 28 'Giantswood Lane South, Congleton'</u> • <u>Site LPS 29 'Giantswood Lane to Manchester Road, Congleton'</u> • <u>Site LPS 30 'Manchester Road to Macclesfield Road, Congleton'</u> • <u>Site LPS 31 'Tall Ash Farm, Congleton'</u> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> </td> </tr> <tr> <td data-bbox="609 783 1178 1224"><u>Poynton Relief Road</u></td> <td data-bbox="1178 783 1975 1224"> <ul style="list-style-type: none"> • <u>Site LPS 33 'North Cheshire Growth Village, Handforth East'</u> • <u>Site LPS 48 'Land adjacent to Hazelbadge Road, Poynton'</u> • <u>Site LPS 49 'Land at Sprink Farm, Poynton'</u> • <u>Site LPS 50 'Land South of Chester Road, Poynton'</u> • <u>Site LPS 51 'Adlington Business Park Extension, Poynton'</u> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> </td> </tr> <tr> <td data-bbox="609 1224 1178 1407"><u>A500 dualling, Crewe</u></td> <td data-bbox="1178 1224 1975 1407"> <ul style="list-style-type: none"> • <u>Site LPS 2 'Basford East, Crewe'</u> • <u>Site LPS 3 'Basford West, Crewe'</u> • <u>Site LPS 7 'Sydney Road, Crewe'</u> • <u>Site LPS 8 'South Cheshire Growth Village South East Crewe'</u> </td> </tr> </tbody> </table>	<u>Forward funded infrastructure scheme</u>	<u>LPS sites expected to contribute</u>	<u>Congleton Link Road</u>	<ul style="list-style-type: none"> • <u>Site LPS 26 'Back Lane / Radnor Park, Congleton'</u> • <u>Site LPS 27 'Congleton Business Park Extension'</u> • <u>Site LPS 28 'Giantswood Lane South, Congleton'</u> • <u>Site LPS 29 'Giantswood Lane to Manchester Road, Congleton'</u> • <u>Site LPS 30 'Manchester Road to Macclesfield Road, Congleton'</u> • <u>Site LPS 31 'Tall Ash Farm, Congleton'</u> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> 	<u>Poynton Relief Road</u>	<ul style="list-style-type: none"> • <u>Site LPS 33 'North Cheshire Growth Village, Handforth East'</u> • <u>Site LPS 48 'Land adjacent to Hazelbadge Road, Poynton'</u> • <u>Site LPS 49 'Land at Sprink Farm, Poynton'</u> • <u>Site LPS 50 'Land South of Chester Road, Poynton'</u> • <u>Site LPS 51 'Adlington Business Park Extension, Poynton'</u> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> 	<u>A500 dualling, Crewe</u>	<ul style="list-style-type: none"> • <u>Site LPS 2 'Basford East, Crewe'</u> • <u>Site LPS 3 'Basford West, Crewe'</u> • <u>Site LPS 7 'Sydney Road, Crewe'</u> • <u>Site LPS 8 'South Cheshire Growth Village South East Crewe'</u>
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				<ul style="list-style-type: none"> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> 	
			<u>Flowerpot junction, Macclesfield (part of the Macclesfield Town Centre Movement Strategy)</u>	<ul style="list-style-type: none"> • <u>Site LPS 13 'South Macclesfield Development Area'</u> • <u>Site LPS 15 'Land at Congleton Road, Macclesfield'</u> • <u>Site LPS 17 'Gaw End Lane, Macclesfield'</u> • <u>Sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> 	
			<u>Crewe Green roundabout</u>	<ul style="list-style-type: none"> • <u>Site LPS 6 'Crewe Green'</u> • <u>Site LPS 7 'Sydney Road, Crewe'</u> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> 	
			<u>Sydney Road bridge, Crewe</u>	<ul style="list-style-type: none"> • <u>Site LPS 7 'Sydney Road, Crewe'</u> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> 	
			<u>North West Crewe Package</u>	<ul style="list-style-type: none"> • <u>Site LPS 4 'Leighton West, Crewe'</u> • <u>Site LPS 5 'Leighton, Crewe'</u> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> 	
			<u>Middlewich Eastern Bypass</u>	<ul style="list-style-type: none"> • <u>Site LPS 42 'Glebe Farm, Middlewich'</u> • <u>Strategic Location LPS 43 'Brooks Lane, Middlewich'</u> • <u>Site LPS 44 'Midpoint 18, Middlewich'</u> • <u>Site LPS 45 'Land off Warmingham Lane West (Phase II), Middlewich'</u> 	

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			<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <ul style="list-style-type: none"> • <u>Other sites where transport assessments or modelling show a significant distribution of traffic to this infrastructure scheme</u> </div> <p><i>Insert new paragraph after paragraph 3.25:</i></p> <p><u>“Table 3.2 ‘Breakdown of Costs Associated with Forward Funded Schemes as of October 2021’ below provides information on the overall cost of these schemes and the extent of the forward funding it is seeking to recover as a guide, together with the status of each scheme, as of February 2022. Up to date costings from the council’s latest published Medium Term Financial Strategy will be used for each scheme to calculate the level of forward funding contribution at the time an application is submitted. The council will cease to require the recovery of the identified forward funded element of each scheme once it has recovered all the related forward funded costs i.e. the council is seeking only to recover relevant costs rather than generate a surplus through the application of this policy.”</u></p> <p><i>Insert new Table 3.2 ‘Breakdown of costs associated with forward funded schemes as of February 2022’ and three new footnotes after new paragraph:</i></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th><u>Forward Funded Road Scheme</u></th> <th><u>Total Scheme Estimate (£m)^[New footnote 1]</u></th> <th><u>External Public Sector Funding (£m)^[New footnote 2]</u></th> <th><u>Council & Received S106 Contribution (£m)^[New footnote 3]</u></th> <th><u>Underwritten Forward Funded Element (£m)</u></th> <th><u>Scheme Status</u></th> </tr> </thead> <tbody> <tr> <td><u>Congleton Link Road</u></td> <td><u>89.6</u></td> <td><u>45.8</u></td> <td><u>17.1</u></td> <td><u>26.7</u></td> <td><u>Completed</u></td> </tr> <tr> <td><u>Poynton Relief Road</u></td> <td><u>50.7</u></td> <td><u>22.7</u></td> <td><u>21.8</u></td> <td><u>6.2</u></td> <td><u>Under Construction</u></td> </tr> <tr> <td><u>A500 dualling, Crewe</u></td> <td><u>68.7</u></td> <td><u>55.1</u></td> <td><u>8.5</u></td> <td><u>5.1</u></td> <td><u>Not Started</u></td> </tr> </tbody> </table>	<u>Forward Funded Road Scheme</u>	<u>Total Scheme Estimate (£m)^[New footnote 1]</u>	<u>External Public Sector Funding (£m)^[New footnote 2]</u>	<u>Council & Received S106 Contribution (£m)^[New footnote 3]</u>	<u>Underwritten Forward Funded Element (£m)</u>	<u>Scheme Status</u>	<u>Congleton Link Road</u>	<u>89.6</u>	<u>45.8</u>	<u>17.1</u>	<u>26.7</u>	<u>Completed</u>	<u>Poynton Relief Road</u>	<u>50.7</u>	<u>22.7</u>	<u>21.8</u>	<u>6.2</u>	<u>Under Construction</u>	<u>A500 dualling, Crewe</u>	<u>68.7</u>	<u>55.1</u>	<u>8.5</u>	<u>5.1</u>	<u>Not Started</u>
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			<u>Flowerpot junction, Macclesfield</u>	<u>10.0</u>	<u>3.5</u>	<u>4.5</u>	<u>2.0</u>	<u>Not Started</u>
			<u>Crewe Green roundabout</u>	<u>7.6</u>	<u>5.3</u>	<u>0.2</u>	<u>2.1</u>	<u>Completed</u>
			<u>Sydney Road Bridge, Crewe</u>	<u>11.0</u>	<u>6.0</u>	<u>0.5</u>	<u>4.5</u>	<u>Completed</u>
			<u>North West Crewe Package</u>	<u>40.3</u>	<u>15.0</u>	<u>11.0</u>	<u>14.3</u>	<u>Not Started</u>
			<u>Middlewich Eastern Bypass</u>	<u>74.0</u>	<u>48.2</u>	<u>5.4</u>	<u>20.4</u>	<u>Not Started</u>
			<u>Total</u>	<u>351.9</u>	<u>201.6</u>	<u>69.0</u>	<u>81.3</u>	
<p><u>“New footnote 1. These costs represent the latest scheme forecast costs. The total scheme costs to be used in any calculation will be the latest scheme costs published in the council’s most recent Medium Term Financial Strategy.</u></p> <p><u>New footnote 2. External funding sources include the Department for Transport, Local Growth Fund and Local Transport Plan funding.</u></p> <p><u>New footnote 3. The council’s contribution to the total £69m identified in this column is £64m i.e. £5m has so far been received via S106 contributions to these strategic highway schemes (comprising some £1.8m Congleton Link Road, £1.6m A500 dualling, £0.2m Crewe Green roundabout, £0.4m Sydney Road bridge and £1m Middlewich Eastern Bypass).”</u></p>								

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			<p><i>Amend paragraph 3.25a:</i></p> <p>“3.25a Recovery of costs will be calculated on a proportionate basis taking account of the size of each development site as a proportion of the total size of all the contributing development sites, the uses proposed on each site (employment sites are likely to contribute less to the total recovered costs than housing sites for viability reasons) and the level of need generated for the forward funded infrastructure. Details will be provided in an accompanying supplementary planning document so that developers are able to understand at an early stage, while negotiating a land purchase and preparing a planning application, the likely contribution towards the forward funded infrastructure that will be required from them. Recoverable costs will include any administrative, legal and financing costs associated with both providing the infrastructure and its subsequent recovery through the planning obligations process using the mechanism identified in the policy. For viability reasons it is likely that in most cases only the residential element of schemes will be used by the council to calculate forward funding contributions. However, where employment sites are shown to have sufficient economic viability, they will also be expected to contribute to the cost of forward funded infrastructure. Viability assessments will be prepared and funded by applicants for individual sites and used by the council as a basis for negotiations around forward funded contributions. As a principle the council will only require a level of contribution that it believes can be achieved without making a scheme unviable and thereby preventing its development. Policy GEN 7 ‘Recovery of planning obligations reduced on viability grounds’ will be used to review and recover any reduced planning obligations, should a proposal deliver higher returns than the normal developer profit already accounted for in the agreed viability assessment.”</p> <p><i>Insert new paragraph before paragraph 3.25b:</i></p> <p><u>“The council will not require up-front payments of S106 contributions. Instead, stage payments will be agreed linked to on site housing or employment floorspace completions and included as part of the legal agreement. Recoverable costs for the council will include any administrative, legal and financing costs associated with both providing the infrastructure and its subsequent recovery through the planning obligations process.”</u></p> <p><i>Amend ‘Related documents’:</i></p> <p><u>“• Cheshire East Community Infrastructure Levy Charging Schedule (2019, Cheshire East Council) • Cheshire East Medium Term Financial Strategy 2022-26 (2022, Cheshire East Council) • Cheshire East Infrastructure Delivery Plan Update (2016, Cheshire East Council)”</u></p>

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MM4	Policy GEN 5	19	<p><i>Amend Policy GEN 5:</i></p> <p><u>Aerodrome safeguarding</u></p> <p>“Development that would adversely affect the operational integrity or safety of Manchester Airport or Manchester Radar any officially safeguarded civil aerodrome or associated aerodrome navigation aids, radio aids or telecommunications systems will not be permitted.”</p> <p><i>Amend paragraph 3.26:</i></p> <p>“3.26 The aerodrome safeguarding zones for Manchester Airport is are defined on a-safeguarding maps issued authorised by the Civil Aviation Authority and issued by the Safeguarding Authority / Airport Licence Holder. Their purpose is to define certain types of development that, by reason of their height, attraction to birds, or inclusion of or effect upon aviation activity require prior consultation with the Airport Operator Safeguarding Authority or National Air Traffic Services Ltd in order for them to assess the implications of these developments for the safe operation of aircraft using the airport and its airspace. Government advice in OPDM Circular 1/2003 ‘Advice to Local Planning Authorities on Safeguarding Aerodromes and Military Explosives Storage Areas’ sets out the detailed guidance on how safe and efficient operations can be secured.”</p> <p><i>Insert new paragraphs after paragraph 3.28:</i></p> <p>“3.28a In addition, the outer limits of safeguarding zones for Liverpool John Lennon Airport and Hawarden (Chester) Airport extend into parts of the borough, within which the airport operators for these civil aerodromes are statutory consultees for wind turbine development.</p> <p>3.28b As required by Circular 1/2003, the current outer boundary of the safeguarding zones is shown on the adopted Policies Map. These boundaries may be subject to future review and amendment.”</p>
MM5	Policy GEN 6	20	<p><i>Amend the title of Policy GEN 6:</i></p> <p><u>Manchester Airport public safety zones</u></p> <p><i>Amend Policy GEN 6:</i></p> <p>“In the airport public safety zones as defined by the Civil Aviation Authority, development or changes of use will not be permitted except for development deemed to be permissible under paragraphs 11 and 12-</p>

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			<p>of DfT Circular 01/2010 ‘Control of Development in Airport Public Safety Zones’ <u>on the adopted Policies Map, there is a general presumption against new development, including changes of use and extensions to existing properties, except for development listed as ‘Development permissible within PSZs’ in the Department for Transport’s policy paper ‘Control of development in airport public safety zones’ or any replacement guidance.</u></p> <p><i>Amend paragraph 3.29:</i></p> <p>“3.29 Public safety zones are designated areas of land at the end of runways at major airports, in which development is restricted so that there should be no increase in the number of people living, working or congregating in public safety zones and that, over time, the number should be reduced as circumstances allow. <u>Public safety zones have been defined at the ends of Manchester Airport’s runways and consist of an inner public safety restricted zone and an outer public safety controlled zone.</u>”</p> <p><i>Insert new paragraph after paragraph 3.29:</i></p> <p>“<u>3.29a Within the public safety zones, there is a general presumption against development unless it is an exception specified in the Department for Transport policy paper ‘Control of development in airport public safety zones’.</u> Within the inner public safety restricted zones, <u>the airport operator is also expected to purchase and remove residential and commercial properties.</u>”</p> <p><i>Amend ‘Related documents’:</i></p> <p>“• <u>Circular 01/2010—Control of Development in Airport Public Safety Zones (2010–2021, DfT–Department for Transport)</u>”</p>
MM6	Policy ENV 1 ‘Ecological network’	24-26	<p><i>Amend Policy ENV 1 Criterion 4:</i></p> <p>“4. In line with LPS Policy SE 3 ‘Biodiversity and geodiversity’, new development should seek proportionate opportunities to protect, conserve, restore and enhance the ecological network for the borough as follows:</p> <p>i. Development in core areas, or corridors and stepping stones should:</p>

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			<p>a. increase the size of core areas;</p> <p>b. increase the quality and quantity of priority habitat; and</p> <p>c. create new priority habitat that can act as stepping stones or corridors.</p> <p>ii. Development in restoration areas should meet the above criteria and increase the structural connectivity between stepping stones.</p> <p>iii. Development in sustainable land use areas should enhance the wider environment by actively contributing to the integration and creation of appropriate green infrastructure and habitats.</p> <p>iv. Development in the Meres and Mosses catchments (buffer zones) must avoid any contamination and hydrological impacts on the associated catchment.</p> <p><u>4. Within the components of the ecological network, as identified on the Policies Map, development proposals should:</u></p> <p><u>i. increase the size, quality or quantity of priority habitat within core areas, corridors or stepping stones;</u></p> <p><u>ii. within corridors and stepping stones, improve the connectivity of habitats for the movement of mobile species;</u></p> <p><u>iii. in restoration areas, improve the structural connectivity, resilience and function of the network;</u></p> <p><u>iv. in buffer zones within core areas and around protected meres and mosses, minimise adverse impacts from pollution and disturbance.”</u></p> <p><i>Insert new Criterion 5 for Policy ENV 1:</i></p> <p><u>“5. Areas of ecological value may be designated within neighbourhood plans and where relevant, policies for them within neighbourhood plans will also be applied when considering planning applications that might affect them.”</u></p>

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			<p><i>Insert new paragraph after paragraph 4.8:</i></p> <p><u>“4.8a Neighbourhood Plans may also include policies to protect and enhance biodiversity, including through the designation of wildlife corridors. These policies, where relevant, will need to be applied to development schemes alongside the policies in the Local Plan. Local wildlife corridors refine and compliment the wider ecological network.”</u></p>
MM7	Policy ENV 2 'Ecological implementation'	26-27	<p><i>Amend Policy ENV 2 criteria 1 and 2:</i></p> <p>“1. Net gain: development proposals must deliver an overall net gain for biodiversity. Major developments and developments affecting semi-natural habitats must be supported by a biodiversity metric calculation to ensure the delivery of a biodiversity measurable net gain <u>should provide for a net gain in biodiversity in line with the expectations of national policy and be supported by a biodiversity metric calculation.</u></p> <p>2. Mitigation hierarchy: in accordance with the mitigation hierarchy, all development proposals must make sure losses of, and impacts to, biodiversity and geodiversity are <u>that significant harm to biodiversity and geodiversity is:</u></p> <p>i. firstly avoided; then</p> <p>ii. if impacts cannot be avoided, identify and implement measures to acceptably mitigate these impacts; then</p> <p>iii. finally, and as a last resort, if impacts are unavoidable and cannot be acceptably mitigated, compensation measures should be provided. This may include off-site provision where adequate on-site provision cannot be made. To maximise its benefits, off-site habitat provision should be prioritised firstly towards those areas identified <u>on the adopted Policies Map as nature improvement areas and those areas identified by the ecological network map as delivering the most benefit for biodiversity (see Policy ENV 1 'Ecological network').”</u></p> <p><i>Insert new paragraphs after paragraph 4.13:</i></p> <p><u>“4.13a The Meres and Mosses of the Marches Nature Improvement Area (NIA) was established in 2012 as one of twelve NIAs nationally following the publication of the 2011 Natural Environment White Paper. It covers an area to the south of Crewe and Nantwich and extends into Cheshire West and Chester, and</u></p>

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			<p><u>Shropshire. It comprises the largest and most ecologically diverse cluster of natural wetlands in lowland England with 13,000 ha of peat deposits, Europe’s greatest concentration of ponds, rare floating bogs, glacial lakes and a wealth of wetland species. NIAs were identified for the opportunity they offer to restore nature at a landscape scale.</u></p> <p><u>4.13b The Conservation of Habitats and Species Regulations 2017 (as amended by the Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019), also known as the 'Habitats Regulations', provide legal protection to habitats and species of national importance. A Habitats Regulations Assessment (HRA) is needed for plans and projects that are likely to have a significant effect on European sites. As a competent authority under the Habitats Regulations, the council will carefully consider the nutrient impacts of any new plans and projects (including new development proposals) on European sites and whether those impacts may have an adverse effect on the integrity of a European site that requires mitigation, including through nutrient neutrality. Following the 16 March 2022, Ministerial Statement Delivering the Environment Act: taking action to protect and restore nature (statement UIN HCWS688) reference is made to Rostherne Mere Ramsar (nitrogen and phosphorus impacts), Oak Mere SAC (phosphorus impacts) and the catchments of Abbots Moss SSSI and Wybunbury Mosses SSSI, part of the West Midlands Mosses SAC (nitrogen and phosphorus impacts).”</u></p>
MM8	Policy ENV 3 'Landscape character'	28	<p><i>Amend Policy ENV 3:</i></p> <p>“Landscape character</p> <p><u>1. Development proposals should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area, as described in the Cheshire East Landscape Character Assessment (2018) or subsequent update, taking into account any cumulative effects alongside any existing, planned or committed development.</u></p> <p><u>2. The areas listed below are designated as Local Landscape Designations and are defined on the adopted Policies Map. They represent the highest quality and most valued landscapes in the area of the borough covered by the Cheshire East Local Plan. In line with LPS Policy SE 4 ‘The landscape’, development that is likely to have an adverse effect on their special qualities, as described in the Cheshire East Local Landscape Designation Review (2018), should be avoided.</u></p> <p><u>i. Bollin Valley;</u></p>

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			<p> <u>ii. Rostherne/Tatton Park;</u> <u>iii. Arley, Tabley and Holford Estatelands;</u> <u>iv. Alderley Edge and West Macclesfield Wooded Estates;</u> <u>v. Peak Fringe;</u> <u>vi. Dane Valley;</u> <u>vii. Peckforton and Bickerton Hills;</u> <u>viii. Cholmondeley, Marbury and Combermere Estatelands; and</u> <u>ix. Audlem/Buerton.”</u> </p> <p><i>Amend paragraph 4.19:</i></p> <p>“4.19 LPS Policy SE 4 'The landscape' looks at the landscape in general, specifies criteria to be met by development proposals and deals with local landscape designations. Local landscape designation areas are shown on the adopted policies map. <u>These reflect the findings of the Cheshire East Local Landscape Designation Review (2018). Chapter 4 of the Review includes a Statement of Significance for each Local Landscape Designation area, describing its special qualities.</u>”</p>
MM9	Policy ENV 4 'River corridors'	29	<p><i>Insert new paragraph after paragraph 4.27:</i></p> <p><u>“4.27a There are a variety of ways that development schemes can protect and enhance river corridors. These include:</u></p> <ul style="list-style-type: none"> <u>• Locating open space next to the river</u> <u>• Designing front facing schemes that positively integrate with the river</u> <u>• Providing for good daytime light provision along the river corridor through the location, scale and massing of buildings</u> <u>• Integrating flood attenuation with landscape and biodiversity enhancements</u> <u>• Using bio-engineering solutions rather than hard bankside engineering</u> <u>• Restoring the natural course and corridor of a river where it has been heavily modified or channelled</u> <u>• Incorporating features to support fish and other aquatic wildlife”</u>

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MM10	Policy ENV 5 'Landscaping'	30	<p><i>Insert new Criterion 7 for Policy ENV 5:</i></p> <p>“5. utilises plant species that are in sympathy with the character of the area and, in line with Policy ENV 7 'Climate change', takes account of the need for climate change mitigation and adaptation;and</p> <p>6. makes satisfactory provision for the maintenance and aftercare of the scheme to make sure it reaches maturity and thereafter;<u> and</u></p> <p><u>7. reflects the outcome of any ecological assessment.”</u></p>
MM11	Policy ENV 6 'Trees, hedgerows and woodland implementation'	31-32	<p><i>Amend Policy ENV 6:</i></p> <p>“Trees, hedgerows and woodland implementation</p> <p>1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.</p> <p>2. The layout of the development proposals must be informed and supported by an arboricultural impact and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long-term survival.</p> <p>3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed, <u>replacement tree planting should be provided, of a commensurate amenity value to the trees that are lost and to secure environmental net gain.</u></p> <p>4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.</p> <p><u>5. New streets should be tree-lined unless there are clear, justified and compelling reasons why this would be inappropriate.</u></p> <p><u>6. Development proposals should put in place appropriate measures to secure the long-term maintenance of newly planted trees.</u></p>

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			<p>Ancient woodland <u>and veteran trees</u></p> <p>5.7. Appropriate buffers must be provided adjacent <u>to/around</u> ancient woodland to avoid any harm to the woodland arising from new development. Development proposals on any site adjacent to ancient woodland must be supported by evidence to justify the extent of the undeveloped buffer proposed.</p> <p>Ancient or veteran trees</p> <p>6.8. Ancient or veteran trees must be retained in development schemes and, wherever possible, located in public open space. Retained veteran trees must be protected through a management plan in accordance with Natural England guidelines (Veteran Trees: A Guide to Good Management).</p> <p>Hedgerows</p> <p>7. Hedgerows deemed to be important under the Hedgerow Regulations 1997 must be retained and their loss, by exception, would require a particularly compelling justification.”</p> <p><i>Amend paragraph 4.32:</i></p> <p>“4.32 Trees, woodlands and hedgerows contribute to the identified landscape character and townscapes of Cheshire East and their retention and proper management is essential in maintaining local distinctiveness. The council will seek to retain and protect important trees, hedgerows and woodlands that are significant in terms of their amenity, cultural, biodiversity, landscape and heritage value. Where necessary the council will make Tree Preservation Orders (TPOs) in order to retain individual trees, groups of trees and woodlands that make a significant contribution to the amenity of an area or are likely to do so in the future. <u>In assessing significant trees, the council will consider the species, size, form, age, condition, life expectancy and visual impact.”</u></p> <p><i>Amend paragraph 4.36:</i></p> <p>“4.36 Ancient woodlands, including plantations on ancient woodland sites, and semi-natural woodland protected as a local wildlife site covered by Section 41 of the Natural Environment and Rural Communities Act 2006, are highly valuable and sensitive to a number of indirect impacts associated with development. Ancient woodlands receive protection through LPS Policy SE 3 'Biodiversity and geodiversity' criterion (4) and paragraph 175(e) <u>180(c)</u> of the NPPF (2021). Woodland is also an important element of LPS Policy SE 6 'Green infrastructure' and is part of the ecological network in criterion (3.x).”</p>

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			<p><i>Amend paragraph 4.40:</i></p> <p>“4.40 Hedgerows are a traditional form of field boundary, a distinctive feature of the countryside of Cheshire East, and are a habitat subject of a biodiversity action plan. Where there are existing agricultural hedgerows that are more than 30 years old and are proposed to be removed as part of a development proposal, the hedge should be assessed against the criteria in the Hedgerow Regulations 1997 in order to determine if it qualifies as ‘important’ under the Regulations.”</p> <p><i>Delete paragraph 4.41:</i></p> <p>“4.41 The government’s 25-year plan to improve the environment stresses the importance of net environmental gain. The requirement of three replacement trees for every tree removed ensures this net gain. A two for one replacement would not result in net gain should one of the replacement trees fail to reach maturity, resulting in one for one replacement only.”</p>
MM12	Policy ENV 7 ‘Climate change’	33-35	<p><i>Delete Policy ENV 7 Criterion 1(vii):</i></p> <p>“vii. implement opportunities to retrofit resistance and resilience measures into the existing building stock;”</p> <p><i>Amend Policy ENV 7 Criterion 3(i):</i></p> <p>“i. in line with criterion 2 of LPS Policy SE 9 ‘Energy efficient development’ non-residential development over 1,000 sq.m. is expected to secure at least 10% of its predicted energy needs from decentralised, renewable or low carbon sources, unless not feasible or viable non-residential development over 1,000 sq.m will be expected to secure the minimum standards set out in Criterion 2 of LPS Policy SE 9 ‘Energy efficient development’; and/or”</p> <p><i>Amend paragraph 4.42a:</i></p> <p>“4.42a In line with LPS Policy SE 8 ‘Renewable and low carbon energy’, the council will look favourably upon development that follows the principles of the Energy Hierarchy, and seeks to achieve a high rating under schemes such as BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for a <u>Healthy Life (or as updated).</u>”</p>

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			<p><i>Amend 'Related documents':</i></p> <ul style="list-style-type: none"> • Local Plan Site Allocations and Development Policies Viability Assessment (2020, HDH Planning and Development) [ED 52] • Cheshire East Energy Framework (2015, Cheshire East Council) • Climate Change and Sustainable Energy Planning Research (2011, LDA Design) • Industrial Strategy Construction Sector Deal (2018, HM Government) • Cheshire East Council Environment Strategy 2020-2024 (2020, Cheshire East Council) • <u>Building for a Healthy Life (2021, Birkbeck & Kruczkowski with Jones, McGlynn & Singleton)</u>
MM13	Policy ENV 8 'District heating network priority areas'	35	<p><i>Amend Policy ENV 8 Criterion 2:</i></p> <p>"2. <u>Development</u> The requirements of Criterion 3 of LPS Policy SE 9 'Energy efficient development' apply to development in district heating network priority areas or in large scale development elsewhere should contribute to the development of a strategic district heating network in accordance with LPS Policy SE 9 'Energy efficient development', unless it is demonstrated that this is not feasible or viable. Consideration should be given to opportunities to connect into an existing network or to establish a new network to serve both the proposed development and surrounding land uses."</p>
MM14	Policy ENV 9 'Wind energy'	36-38	<p><i>Amend Policy ENV 9 Criterion 1(i):</i></p> <p>"i. proposals are located outside of those areas identified on the adopted policies map as being highly sensitive to wind energy development, including local landscape designations, <u>and</u> the Peak District National Park fringe and their settings;"</p> <p><i>Amend Policy ENV 9 Criterion 1(iv):</i></p> <p>"iv. the individual and cumulative impact of schemes is acceptable in line with the landscape, ecological, amenity and operational factors set out in LPS Policy SE 8 'Renewable and low carbon energy'. Proposals should not have an <u>a detrimental</u> impact on air traffic safety or give rise to unacceptable harm to the natural or historic environment, heritage assets and their settings; and"</p>

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			<p><i>Amend paragraph 4.46:</i></p> <p>“4.46 Planning applications for wind energy development will also be considered alongside national planning policy as a material consideration. The NPPF <u>2021</u> (footnote 49 <u>54</u>) and LPS Policy SE 8 ‘Renewable and low carbon energy’ say, amongst other things, that proposed new wind turbines (except where they involve repowering of existing turbines) should not be considered acceptable unless, following consultation, it can be demonstrated that the planning impacts identified by the local community have been fully addressed and the proposal has their backing.”</p> <p><i>Amend paragraph 4.60:</i></p> <p>“4.60 LPS Policy SE 15 ‘Peak District National Park fringe’ notes the value of the Peak District National Park as an asset of national, regional, and local importance and this policy will seek to protect the setting of the national park, where development comprises <u>compromises</u> its statutory designation and purpose.”</p>
MM15	Policy ENV 10 ‘Solar energy’	39	<p><i>Amend Policy ENV 10 Criterion 5:</i></p> <p>“5. Proposals should not have an <u>a detrimental</u> impact on air traffic safety or give rise to unacceptable harm to the natural or historic environment, heritage assets and their settings.”</p>
MM16	Policy ENV 11 ‘Proposals for battery energy storage systems’	40	<p><i>Amend the first paragraph of Policy ENV 11:</i></p> <p>“In line with LPS Policy SE 8 ‘Renewable and low carbon energy’, proposals <u>Proposals</u> for battery energy storage systems will be supported where they assist with the balancing of the electricity grid and support renewable energy sources (such as wind and solar) alongside meeting the following criteria:”</p>
MM17	Policy ENV 12 ‘Air quality’	41	<p><i>Amend paragraphs 4.69-4.71:</i></p> <p>“4.69 Every local authority in England and Wales has a statutory duty to review local air quality under the Environment Act 1995. The aim of the review process is to identify any areas where the government’s national air quality standards and objectives for eight key pollutants (benzene; 1,3-butadiene; carbon monoxide; lead; nitrogen dioxide (NO₂); sulphur dioxide; particulates (PM₁₀); and ozone) are likely to be exceeded. If the objective is breached, local authorities are required to declare any such areas an air quality management area (AQMA) <u>as Air Quality Management Areas (AQMAs)</u> and then to prepare action plans to set out ways towards improving <u>setting out measures to improve</u> air quality in these areas.</p>

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			<p>4.70 Cheshire East Council <u>The council has declared 19 several AQMAs. All the areas (with one exception) AQMAs are declared on the basis of being likely to breach the air quality standard for the annual (mean) concentration concentrations of nitrogen dioxide. Further information on this, including maps of these areas, can be viewed on the council's website⁶. The council regularly produces updated screening assessments, progress reports and amendments to the air quality action plan that it has produced to try to improve air quality has produced an Air Quality Action Plan, which outlines the measures needed to improve air quality and is reviewed every five years as a minimum. In addition, an Annual Status Report is published, which provides an overview of air quality for that year.</u></p> <p>4.71 An air quality assessment will be required where proposals are of a <u>large nature or scale and/or</u> likely to have a significant or cumulative impact upon local air quality, particularly where development is located in or within relative proximity to an AQMA. The level of assessment will depend on the nature, extent and location of the development.</p> <p><i>Insert new paragraph after paragraph 4.71 and add a new footnote:</i></p> <p><u>4.71a Where an air quality assessment indicates a development is likely to have a significant impact upon local air quality, mitigation measures should be applied. Mitigation measures should be locationally-specific, with the nature and scale of mitigation required being proportionate to the extent of the impact. Examples of mitigation are cited within National Planning Practice Guidance (paragraph 008 Reference ID: 32-008-20191101). The Low Emissions Strategy Partnership^(new footnote) also provides mitigation advice, particularly regarding how large developments can minimise traffic emissions. If on-site mitigation cannot be fully achieved, contributions towards projects within the council's Air Quality Action Plan and/or Low Emission Strategy in lieu of mitigation may be negotiated."</u></p> <p><u>"New footnote: https://www.lowemissionstrategies.org"</u></p> <p><i>Amend paragraph 4.72:</i></p> <p>"4.72 Developments that introduce sensitive receptors (such as housing, schools, care homes, hospitals) in locations of poor air quality should take into account Policy ENV 15 'New development and existing uses', and' will not be acceptable unless designed to mitigate the impact. Mitigation measures will need to be locationally specific; will depend on the proposed development; and will be proportionate to the likely impact. Policy ENV 15 'New development and existing uses' sets out that existing uses should not have unreasonable restrictions placed upon them by new development ('agent of change' principle). This policy will also be considered if the introduction of 'sensitive receptors' into an area of poor air quality is proposed."</p>

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			<p><i>Delete paragraph 4.73 and footnote:</i></p> <p>“4.73 The Low Emissions Strategy Partnership⁷ provides advice on how large developments can minimise their air quality impacts, particularly in relation to reducing traffic emissions.”</p> <hr/> <p>“⁷ www.lowemissionstrategies.org/”</p> <p><i>Amend ‘Related documents’:</i></p> <ul style="list-style-type: none"> • Cheshire East Local Air Quality Strategy (2018, Cheshire East Council) • Cheshire East Air Quality Management Areas Maps (Cheshire East Council) • Cheshire East Air Quality Action Plan (2018 <u>2021</u>, Cheshire East Council) • Cheshire East Air Quality Annual Status Report (2019 <u>2021</u>, Cheshire East Council) • Guidance on Land-Use Planning and Development Control: Planning for Air Quality (2017, Institute of Air Quality Management) • Guidance on the Assessment of Dust from Demolition and Construction (2014, Institute of Air Quality Management)”
MM18	Policy ENV 13 ‘Aircraft noise’	42-45	<p><i>Amend Policy ENV 13 Criterion 1(ii)(a):</i></p> <p>“a. the internal ambient noise levels under summertime conditions with windows closed (and with the necessary ventilation to prevent overheating and ensure good indoor air quality) shall not exceed the levels set out in BS8233:2014 (or any successor to this standard), which are repeated in the table below. The application should demonstrate that the acoustic design of the proposed development will achieve the below indoor ambient noise levels and has been developed in combination with ventilation and overheating strategies. The application should maximise natural ventilation, avoid overheating, minimise sound pollution and have good air quality in accordance with policy H1 of the National Design Guide and avoid a situation where occupants would have to choose between good internal ambient noise levels and thermal comfort or good indoor air quality¹⁰. The acoustic, ventilation and overheating strategies must not rely upon continuous mechanical extract (MEV) or continuous mechanical supply and extract with heat recovery (MVHR) ventilation systems that require energy use unless these can be powered by renewable energy generation within the development; and”</p>

Ref	Policy/Section	Page	Proposed Main Modification																							
			<table border="1"> <thead> <tr> <th colspan="4" data-bbox="607 169 1785 204">Indoor ambient noise levels for dwellings</th> </tr> <tr> <th data-bbox="607 204 981 240">Activity</th> <th data-bbox="981 204 1243 240">Location</th> <th data-bbox="1243 204 1482 240">07:00 to 23:00</th> <th data-bbox="1482 204 1785 240">23:00 to 07:00</th> </tr> </thead> <tbody> <tr> <td data-bbox="607 240 981 319">Resting</td> <td data-bbox="981 240 1243 319">Living room</td> <td data-bbox="1243 240 1482 319">35 dB L_{Aeq,16hour}</td> <td data-bbox="1482 240 1785 319">-</td> </tr> <tr> <td data-bbox="607 319 981 397">Dining</td> <td data-bbox="981 319 1243 397">Dining room/area</td> <td data-bbox="1243 319 1482 397">40 dB L_{Aeq,16hour}</td> <td data-bbox="1482 319 1785 397">-</td> </tr> <tr> <td data-bbox="607 397 981 475">Sleeping (daytime resting)</td> <td data-bbox="981 397 1243 475">Bedroom</td> <td data-bbox="1243 397 1482 475">35 dB L_{Aeq,16hour}</td> <td data-bbox="1482 397 1785 475">30 dB L_{Aeq,16hour} & hour</td> </tr> </tbody> </table>				Indoor ambient noise levels for dwellings				Activity	Location	07:00 to 23:00	23:00 to 07:00	Resting	Living room	35 dB L _{Aeq,16hour}	-	Dining	Dining room/area	40 dB L _{Aeq,16hour}	-	Sleeping (daytime resting)	Bedroom	35 dB L _{Aeq,16hour}	30 dB L _{Aeq,16hour} & hour
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			<p data-bbox="600 547 2101 655">“10. The Acoustics, Ventilation and Overheating Residential Design Guide published by the Association of Noise Consultants provides advice to designers on adopting an integrated approach to the acoustic design within the context of the ventilation and thermal comfort requirements.”</p> <p data-bbox="600 687 1155 722"><i>Amend Policy ENV 13 Criterion 1(ii)(b):</i></p> <p data-bbox="600 743 2101 999"><u>“b. private gardens, sitting out areas and balconies that are intended to be used for relaxation that form an intrinsic part of the overall scheme are designed to achieve the lowest practicable noise level and will not exceed 55dB L_{Aeq,16hour} across a reasonable proportion of them across private gardens and balconies, a reasonable proportion - typically comprising a sitting out area that is intended to be used for relaxation and that forms an intrinsic part of the overall scheme - is designed to achieve the lowest practicable noise level. In higher noise areas, applicants should aim not to exceed an upper guideline level of 55dB L_{Aeq,16hour}, including through noise mitigation measures.”</u></p> <p data-bbox="600 1019 949 1054"><i>Delete paragraph 4.75b:</i></p> <p data-bbox="600 1075 2101 1286">“The council considers it important to avoid building homes that will result in additional carbon emissions through additional energy use associated with mechanical ventilation systems to mitigate aircraft noise. This approach is consistent with the statutory target set by the Climate Change Act 2008 for at least a 80% reduction of UK greenhouse gas emissions by 2050 (compared to 1990 levels) and the council’s commitment to tackling climate change expressed through its Environment Strategy and Carbon Action Plan.”</p> <p data-bbox="600 1307 1012 1342"><i>Amend ‘Related documents’:</i></p> <p data-bbox="600 1362 1536 1398">• Aircraft Noise Policy Background Report (2020, Jacobs) [ED 15]</p>																							

Ref	Policy/Section	Page	Proposed Main Modification
			<ul style="list-style-type: none"> • ProPG: Planning and Noise, New Residential Development (2017, Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health) • Acoustics Ventilation and Overheating Residential Design Guide, Version 1.1 (2020, Association of Noise Consultants) • BS 8233 Guidance on sound insulation and noise reduction for buildings (2014, British Standards Institute) • BB93: Acoustic design of schools - performance standards (2015, Department for Education) • Health Technical Memorandum 08-01: Acoustics (2013, Department of Health) • BS EN 16798-1 Energy performance of buildings – ventilation for buildings part 1: Indoor environmental input parameters for design and assessment of energy performance of buildings addressing indoor air quality, thermal environment, lighting and acoustics - Module M1 (2019, British Standards Institute) • Cheshire East Council Environment Strategy 2020-2024 (2020, Cheshire East Council) • Cheshire East Council Carbon Neutrality Action Plan 2020-2025 (2020, Cheshire East Council) • National Design Guide (2019, MHCLG)”
MM19	Policy ENV 16 'Surface water management and flood risk'	47	<p><i>Delete Policy ENV 16 Criterion 1 and replace with a new first paragraph to the policy:</i></p> <p>“1. Development proposals will be supported where they relate specifically to reducing the risk of flooding.</p> <p><u>In order to manage surface water drainage effectively and reduce the risk of flooding elsewhere, in accordance with LPS Policy SE 13 'Flood risk and water management', development proposals should satisfy the following criteria:”</u></p>
MM20	Policy ENV 17 'Protecting water resources'	50	<p><i>Insert new paragraph after paragraph 4.102:</i></p> <p><u>“4.103 The Environment Agency’s Groundwater Source Protection Zones 2019 are shown on the adopted Policies Map.”</u></p>
MM21	Policy HER 2 'Heritage at risk'	53-54	<p><i>Amend Policy HER 2 Criterion 1:</i></p> <p>“1. New development should identify specific opportunities where heritage assets have been identified as being at risk, and make provision to secure their future through repair and/or re-use, enabling them to contribute to place-making.”</p>

Ref	Policy/Section	Page	Proposed Main Modification
			<p><i>Amend Policy HER 2 Criterion 4:</i></p> <p><u>“4. Where a development site contains a listed building(s) identified as being at risk, proposals should be phased and secured by legal agreement to secure ensure its/their repair and re-use as early as possible in the development process, and in all cases before the use or occupation of any new buildings. Prior to new development being substantially complete or fully occupied, works required to secure the listed building should be carried out in full.”</u></p> <p><i>Insert new paragraph after paragraph 5.7:</i></p> <p><u>“5.7a Where a listed building is considered to be at risk, based on the evidence in the Heritage At Risk Register held by Historic England and any local list, any development proposal relating to it must include proposals to secure the future of the listed building. Every site and building will differ in its circumstances, however, there should be a legally binding mechanism put in place in all cases to secure the repairs to the listed building(s). The level of works to secure a listed building and prevent that building from being at risk will vary and each case will need to be considered individually.”</u></p> <p><i>Amend paragraph 5.9:</i></p> <p><u>“5.9 The council is currently undertaking a review of all listed buildings, which will form the evidence base for the Cheshire East Buildings at Risk Register. This will include a strategy for how the council will proactively manage listed buildings. This list will be reviewed periodically, and the status of a building could change as new information about its condition becomes available.”</u></p>
MM22	Policy HER 3 'Conservation areas'	54	<p><i>Amend Policy HER 3 Criterion 2:</i></p> <p>“2. Proposals for the demolition of a building or group of buildings that positively contribute to the character or appearance of a conservation area will not be supported unless: i. the harm or loss is outweighed by the public benefits of an approved replacement scheme; and</p> <p>ii. the building is structurally unsound and its repair is not economically feasible; and</p> <p>iii. alternative uses for the building have been investigated.”</p>

Ref	Policy/Section	Page	Proposed Main Modification
MM23	Policy HER 4 'Listed buildings'	56	<p><i>Amend Policy HER 4:</i></p> <p>"Listed buildings</p> <p>1. Development proposals affecting a listed building or its setting will be expected to preserve and enhance the asset and its setting wherever possible.</p> <p>2. Applications affecting a listed building involving alterations (including partial demolition and extensions) and development in its setting will only be supported where:</p> <p>i. any extensions respect the architectural detail, appearance, character and scale of the existing building;</p> <p>ii. the proposal would retain the identity of the original listed building (usually remaining subservient to it) and avoid harm to its setting;</p> <p>iii. the listed building's architectural features and historic interest are preserved;</p> <p>iv. the original plan form, roof construction and interior features as well as the exterior of the building is retained; and</p> <p>v. the listed building or structures, and any curtilage listed structures or features of special architectural or historic landscape interest are retained.</p> <p><u>1. When considering development proposals or works affecting a listed building, including alterations, extensions and changes of use, in line with its statutory duty, the council will have special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest that it possesses.</u></p> <p>3.2. Proposals involving the demolition of listed buildings or structures will not be supported unless exceptional circumstances can be clearly demonstrated <u>loss of or substantial harm to the significance of a listed building or structure will normally be refused, unless it can be demonstrated that this is necessary to achieve substantial public benefits, which outweigh the harm, or the other circumstances in paragraph 201 of the NPPF apply. The council considers the demolition of listed buildings or structures to amount to substantial harm.</u></p>

Ref	Policy/Section	Page	Proposed Main Modification
			<p>4.3. Proposals Where a proposal would lead to less than substantial harm to the significance of a listed building, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable alternative use. The council will normally support proposals for the change of use or conversion of a listed building will be supported where: the use secured is consistent with the preservation of its heritage significance.</p> <p>i. the building's architectural features and historic significance are preserved;</p> <p>ii. it can accommodate the new use without changes that harm its character or historic significance (such changes include enlargement, subdivision or other alterations to form and mass, inappropriate new window openings or doorways and major rebuilding); and</p> <p>iii. the intended use (or associated development) of the building does not detract from its significance.</p> <p>5. New development affecting the setting of listed buildings should preserve and enhance the setting, taking into account all relevant issues, including (but not limited to):</p> <p>i. topography, landscape setting and natural features;</p> <p>ii. existing townscapes, local landmarks, views and skylines;</p> <p>iii. the need to retain trees;</p> <p>iv. removal of harmful features that have an adverse impact;</p> <p>v. the quality and nature of materials, both traditional and modern;</p> <p>vi. established layout and spatial character;</p> <p>vii. architectural, historical and archaeological features and their settings; and</p> <p>viii. the need to retain historic boundary and surface treatments."</p>

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			<p><i>Amend paragraph 5.18:</i></p> <p>“5.18 LPS Policy SE 7 ‘The historic environment’ seeks to make sure that development proposals protect, preserve and (wherever possible) enhance listed buildings. Development will be required to respect and respond positively to designated heritage assets <u>listed buildings</u> and their settings and features of special interest, avoiding loss or harm to their significance, <u>unless this is outweighed by public benefits.</u>”</p>
MM24	Policy HER 5 ‘Registered parks and gardens’	57-58	<p><i>Amend Policy HER 5:</i></p> <p>“Registered parks and gardens</p> <p>1. Development proposals affecting a Registered Historic Park and Garden or its setting will only be supported where it has been demonstrated that they would be expected to preserve the heritage asset, its setting and any features of special interest that contribute to its significance, including, but not limited to:</p> <ul style="list-style-type: none"> <li data-bbox="600 676 2101 783">i. cause no unacceptable harm to the asset's significance, taking into account matters including the character, setting and appearance of those features that form part of and contribute to the special historic interest of the Registered Park and Garden <u>the integrity of the landscape, its design and layout;</u> <li data-bbox="600 810 1496 847">ii. respect the integrity of the landscape and any key views; and <li data-bbox="600 874 1995 911">iii. not lead to sub-division of the landscape <u>walled gardens or other enclosed gardens and spaces.</u> <p>2. Development within walled gardens will not be supported unless the public benefits of the development clearly outweigh the harm to the asset. Where development proposals would result in substantial or less than substantial harm to the significance of a Registered Historic Park and Garden, the harm should be weighed against any public benefits of the scheme, applying the approach and considerations set out in national policy.</p>
MM25	Policy HER 6 ‘Historic battlefields’	58	<p><i>Amend Policy HER 6:</i></p> <p>“Historic battlefields</p> <p>Development proposals will not be supported that would harm the historic significance, appearance, setting or integrity of the ability to understand and appreciate a battlefield recorded on the Register of Historic Battlefields.</p>

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			<p><u>Development proposals that would lead to substantial harm to the heritage significance of The Battle of Nantwich registered Historic Battlefield site, including its setting, should be wholly exceptional and will be refused unless it can be demonstrated that substantial harm is necessary to achieve substantial public benefits that outweigh that harm. Where development proposals would lead to less than substantial harm to the significance of the site, the harm should be weighed against the public benefits of the proposal.</u></p> <p><i>Amend paragraph 5.25:</i></p> <p><u>“5.25 Historic Registered battlefields are amongst the heritage assets of highest significance. They are important in historic and cultural terms. The site of the 1644 Battle of Nantwich is the only registered Battlefield in the borough Cheshire East. As such it is important to conserve the site of the 1644 Battle of Nantwich, which and is one of only 3 such sites in the North West region to be included on The Historic England Register of important and accurately located Historic Battlefields.”</u></p> <p><i>Insert new paragraph after paragraph 5.25:</i></p> <p><u>“5.25a As such it is important to preserve the battlefield site and its heritage significance. Proposals which would impact the site or its setting, should provide sufficient information to identify the historical and archaeological value, appearance of the landscape, views and visual reference from the battlefield and demonstrate that the cumulative impacts of any proposed development would not prevent the historical interpretation of the site or cause substantial harm to its significance.”</u></p>
MM26	Policy HER 7 'Non-designated heritage assets'	58	<p><i>Amend Policy HER 7:</i></p> <p>“Non-designated heritage assets</p> <p>1. In line with LPS Policy SE 7 ‘The historic environment’, development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.</p> <p>2. New development will be expected to avoid, minimise and mitigate negative impacts on such non-designated heritage assets. Development proposals that would remove, harm or undermine the significance of non-designated heritage assets, or their contribution to the character of a place, will only be supported where the benefits of the development outweigh the harm having regard to the level of the harm to the significance of the non-designated heritage asset.</p>

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			<p><u>When considering the direct or indirect effects of a development proposal on a non-designated heritage asset (including locally listed buildings), a balanced judgement will be required, having regard to the significance of the heritage asset and the scale of any loss or harm.</u></p> <p><i>Amend paragraphs 5.26 and 5.27:</i></p> <p>“5.26 It should be recognised that not all buildings, structures, parks, gardens or landscapes that may be of local significance are currently documented or captured on a local list. Where these have local architectural or historic significance they will be treated as non-designated heritage assets under this policy. This includes any landscapes, parks, gardens, buildings or structures highlighted in neighbourhood plans, designated as assets of community value, or identified in 'Parks and Gardens of the Cheshire Peaks and Plains' (1986, Ian C Laurie). Some examples of non-designated heritage assets are also set out in paragraph 13.69 of the LPS. Non-designated heritage assets include locally important buildings and structures of architectural or historic interest, historic parks and gardens, heritage landscape or areas of archaeological interest. The council's Local List of Historic Buildings supplementary planning document contains a list of non-designated heritage assets in Cheshire East. Buildings marked on conservation area plans as making a positive contribution to the conservation area are also considered to be non-designated heritage assets. They contribute to the unique character of Cheshire East, individually and sometimes collectively.”</p> <p>5.27 The presumption is for the retention of non-designated heritage assets. An assessment of the non-designated heritage asset will be required to consider the asset's architectural and aesthetic quality and its unique contribution to the remaining architectural, historic, townscape and landscape interest of the area. However, not all assets of local heritage significance are captured in this way. They can be identified by the local planning authority as part of the decision-making process on planning applications, for example, following archaeological investigations, or through neighbourhood plans. The Local List of Historic Buildings supplementary planning document sets out criteria, against which buildings will be assessed for local listing as non-designated heritage assets. An assessment to determine whether a building, structure, park or landscape is a non-designated heritage asset will be required to consider the asset's evidential, historic, aesthetic, and communal value.”</p>
MM27	Policy HER 8 'Archaeology'	59-60	<p><i>Amend Policy HER 8 Criterion 1:</i></p> <p>“1. Development proposals affecting a scheduled monument or an archaeological site of national significance, which is demonstrably of equivalent significance to a scheduled monument, should be</p>

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			<p><u>considered subject to the policies for designated heritage assets in national policy and LPS Policy SE 7 The historic environment. Proposals should conserve-preserve those elements that contribute to its significance. Proposals involving harm to such elements will only be supported in exceptional circumstances where the harm is clearly justified and outweighed by the public benefits of the proposal.</u></p>
MM28	Policy HER 9 'World heritage site'	60	<p><i>Amend the title of Policy HER 9:</i></p> <p><u>"Jodrell Bank World heritage Heritage site Site"</u></p> <p><i>Amend Policy HER 9:</i></p> <p>"1. Proposals that conserve or enhance the outstanding universal value of the world heritage site at Jodrell Bank will be supported.</p> <p>2. Development proposals within the world heritage site at Jodrell Bank (or within its buffer zone) that would cause harm to the significance of the heritage asset (including elements that contribute to its outstanding universal value) will not be supported unless there is a clear and convincing justification; and an appropriate heritage impact assessment has evaluated the likely impact of the proposals upon the significance of the asset and the attributes that contribute to its outstanding universal value.</p> <p>3. Where development has a demonstrable public benefit, and harm to the outstanding universal value is unavoidable and has been minimised, this benefit will be weighed against the level of harm to the outstanding universal value of the world heritage site.</p> <p><u>1. Development proposals within the Jodrell Bank World Heritage Site, its buffer zone or its setting will be supported where they preserve those elements of significance that contribute to Jodrell Bank's Outstanding Universal Value, including its authenticity and integrity.</u></p> <p><u>2. Development proposals within the Jodrell Bank World Heritage Site, its Buffer Zone or its setting that would lead to substantial harm to its significance should be wholly exceptional and will only permitted in the circumstances set out in national planning policy. Proposals leading to less substantial harm should be weighed against the public benefits of the proposal. In all cases, the assessment of harm should take into account the relative significance of the element affected and its contribution to the significance of the World Heritage Site as a whole.</u></p>

Ref	Policy/Section	Page	Proposed Main Modification
			<p><u>3. Development proposals affecting the Jodrell Bank World Heritage Site must be accompanied by a heritage statement. Consistent with LPS Policy SE 14 ‘Jodrell Bank’, this should address:</u></p> <p><u>(i) the effect of any development proposal falling within the Observatory’s Buffer Zone on the operational efficiency of the telescopes through radio interference; and</u></p> <p><u>(ii) the effect of any development proposal on all other historic attributes of the Observatory, including its setting.”</u></p> <p><i>Amend paragraphs 5.31-5.35:</i></p> <p><u>“5.31-As a designated heritage asset of the highest significance, there is a strong presumption against development that would result in harm to the outstanding universal value of a world heritage site, its authenticity or integrity. This presumption applies equally to development in the buffer zone of a world heritage site, where key views should also be protected. In recognition of its international, historic, and scientific significance, UNESCO’s World Heritage Committee announced its decision to inscribe Jodrell Bank on the World Heritage List in July 2019. This policy addresses the associated need to afford this historic asset appropriate protection, as amongst the most important heritage sites in the world. The Site and its Buffer Zone are defined by the UNESCO World Heritage Committee's inscription and are shown on the adopted Policies Map.</u></p> <p><u>5.32-LPS Policy SE 7 already identifies Jodrell Bank as one of Cheshire East’s key heritage assets. In recognition of its international, historic, and scientific significance, it was proposed to UNESCO in January 2018 as the UK government’s next candidate for UNESCO world heritage site inscription. The nomination dossier has been reviewed by UNESCO and the World Heritage Committee announced its decision to inscribe Jodrell Bank on the world heritage list in July 2019. This policy addresses the associated need to afford this historic asset appropriate protection through the development plan as amongst the most important heritage sites in the world. Further policy guidance will also be provided through a supplementary planning document. The inscription of a site onto the World Heritage List is accompanied by a statement of outstanding universal value (SOUV) which contains key references for their effective protection and management. The SOUV for Jodrell Bank Observatory recognises its importance in the pioneering phase and later evolution of radio astronomy. It reflects scientific and technical achievements and interchanges related to the development of entirely new fields of scientific research which led to a revolutionary understanding of the nature and scale of the Universe. The site has evidence of every stage of the history of radio astronomy, from its emergence as a new science to the present day. Vitally, the property retains its ongoing scientific use. The property retains all attributes that document its</u></p>

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			<p><u>development as a site of pioneering astronomical research. The location of the property has continued unchanged, and the largely agricultural setting is essentially identical apart from the construction of the Square Kilometre Array building, the headquarters of an international effort to build the world's largest radio telescope.</u></p> <p><u>5.33 The scientific and heritage value of Jodrell Bank are inextricably linked. The site's continuing function as an operational facility at the cutting edge of scientific endeavour is highly relevant to the significance of the heritage asset, its heritage value and outstanding universal value of the world heritage site. This policy must be considered in conjunction with LPS policy SE 14 'Jodrell Bank.' The Buffer Zone identifies the area surrounding the Observatory in which development is most likely to harm its scientific capabilities through radio interference. The Buffer Zone's heritage significance arises from its purpose to protect the continued scientific operation of the Observatory's telescopes which is central to its Outstanding Universal Value, and therefore the heritage significance of the World Heritage Site. The Buffer Zone is based on the Jodrell Bank Radio Telescope Consultation Zone, which has operated effectively to protect the Observatory for many decades from development that would harm its operational efficiency through radio interference. The Consultation Zone was established by the Town and Country Planning (Jodrell Bank Radio Telescope) Direction 1973 and triggers a requirement for the council to notify the Observatory (University of Manchester) when planning applications are submitted for certain categories of development within it.</u></p> <p><u>5.34 Proposals for development within the world heritage site at Jodrell Bank or its buffer zone should take account of advice set out in any related management plan or supplementary planning document. As well as the critical need to protect the Observatory's ongoing scientific capabilities, development proposals must also consider any other heritage impacts they may have on the Observatory. This will include any impact on its immediate or wider landscape setting. Most of its attributes have been listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, with the two major telescopes listed in the highest category, Grade 1.</u></p> <p><u>5.35 The Jodrell Bank Observatory World Heritage Site and the Jodrell Bank Observatory Buffer Zone are defined by the UNESCO World Heritage Committee's inscription and are shown on the adopted policies map. These separate 'tests' are reflected in Criterion 1 of LPS Policy SE 14 and Criterion 3 of Policy HER 9, and together form the basis of assessing whether a proposal will harm the Outstanding Universal Value of the World Heritage Site. They require careful attention to be given to proposals that may affect the efficiency of the telescopes, the site itself and the setting of the site. Further policy guidance on these</u></p>

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			<p><u>matters and how they should be considered in determining applications will be provided through a supplementary planning document.</u></p> <p><i>Insert new paragraphs after paragraph 5.35:</i></p> <p><u>“5.36 The level of detail in any heritage statement should be proportionate to an asset’s importance which, in the case of the Observatory, is the highest afforded. However, levels of information needed will vary depending on the nature of the proposal and its location. The information required in the heritage statement should be no more than is necessary to understand the potential impact of the proposal on the significance of the site.</u></p> <p><u>5.37 Within the Buffer Zone, outline planning applications may not be accepted where they do not provide sufficient information to enable the impact of a development proposal on the efficiency of the telescopes to be properly assessed.”</u></p>
MM29	Policy RUR 1 'New buildings for agriculture and forestry'	62	<p><i>Amend Policy RUR 1 Criterion 1(i):</i></p> <p>“i. it is demonstrated that there is an established, <u>a</u> clear long-term need for the development in connection with the agricultural or forestry enterprise;”</p> <p><i>Insert new paragraph after paragraph 6.3:</i></p> <p><u>“6.3a A clear long-term need for the development should be evidenced, for example through a clear and succinct business plan that demonstrates how the development is intended to support future business operations.”</u></p>
MM30	Policy RUR 3 'Agriculture and forestry workers dwellings'	64-65	<p><i>Amend Policy RUR 3 Criterion 1(iii):</i></p> <p>“iii. the size and siting of the dwellings is strictly commensurate with the existing functional need and does not significantly exceed the gross internal floorspace for the intended number of bedrooms, as set out in Table 6.1 'Gross internal floorspace (square metres)' below;”</p>

Ref	Policy/Section	Page	Proposed Main Modification										
			<p><i>Insert new paragraph after paragraph 6.11:</i></p> <p><u>“6.11a A functional need may include situations where the provision of an additional dwelling is essential for the continued viability of a farming business through the farm succession process.”</u></p> <p><i>Amend paragraph 6.13:</i></p> <p><u>“Larger dwellings will be more expensive from the outset and the restrictive occupancy condition could be undermined if the dwelling is outside of the range of property affordable by the local workforce. In order to keep the size of the dwelling commensurate to the functional need and to curtail the future resale value of dwellings intended for persons engaged in agriculture or forestry, the size of dwelling should be guided by that prescribed by the national space standard, taking into account the intended number of bedrooms. The current standards are set out in Table 6.1 'Gross internal floorspace (square metres)' below. The size of the dwelling must be strictly commensurate to the functional need and where additional rooms or space are proposed (such as a farm office, meeting room, additional utility rooms, boot rooms or shower rooms) then a proportionate justification setting out the need for this additional space should be provided, alongside evidence that the additional space could not be reasonably accommodated in existing buildings on the farm holding.”</u></p> <p><i>Delete Table 6.1:</i></p> <p>“Table 6.1: Gross internal floorspace (square metres)</p> <table border="1" data-bbox="600 986 1680 1177"> <thead> <tr> <th data-bbox="600 986 1142 1026">Number of bedrooms</th> <th data-bbox="1142 986 1680 1026">Gross internal floorspace</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 1026 1142 1066">1</td> <td data-bbox="1142 1026 1680 1066">39-58 sq.m</td> </tr> <tr> <td data-bbox="600 1066 1142 1106">2</td> <td data-bbox="1142 1066 1680 1106">61-79 sq.m</td> </tr> <tr> <td data-bbox="600 1106 1142 1145">3</td> <td data-bbox="1142 1106 1680 1145">74-108 sq.m</td> </tr> <tr> <td data-bbox="600 1145 1142 1177">4</td> <td data-bbox="1142 1145 1680 1177">90-130 sq.m”</td> </tr> </tbody> </table> <p><i>Delete ‘Related documents’:</i></p> <p>“Related documents</p> <p>• Technical Housing Standards: Nationally Described Space Standard (2015, DCLG).”</p>	Number of bedrooms	Gross internal floorspace	1	39-58 sq.m	2	61-79 sq.m	3	74-108 sq.m	4	90-130 sq.m”
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MM31	Policy RUR 6 'Outdoor sport, leisure and recreation outside of settlement boundaries'	68	<p><i>Amend Policy RUR 6 Criterion 4:</i></p> <p>"4. In the Green Belt, the construction of new buildings for the provision of appropriate facilities for outdoor sport and outdoor recreation is not inappropriate development provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt' will also apply and the relevant paragraphs of the NPPF will be a material consideration."</p>
MM32	Policy RUR 7 'Equestrian development outside of settlement boundaries'	69-70	<p><i>Amend Policy RUR 7 criteria 2 and 3:</i></p> <p>"2. Additional <u>new</u> buildings and structures may be permitted <u>for proposals to facilitate the sustainable growth and expansion of existing businesses, or for new small scale equestrian businesses and non-commercial proposals</u> or for proposals to facilitate the sustainable growth and expansion of existing businesses, provided there are no existing buildings or structures that could be converted <u>or replaced</u>, and where they are restricted to the minimum level reasonably required for the operation of the facility; are well-related to each other and existing buildings; and do not form isolated or scattered development. <u>Larger New larger equestrian businesses and non-commercial proposals and proposals for a new business seeking a location in the countryside</u> should utilise existing buildings and structures <u>(or replacements for existing buildings and structures)</u>; and new <u>additional</u> buildings and structures will not usually be permitted <u>for this scale of new equestrian enterprise</u>.</p> <p>3. Any new building or structure must be constructed of <u>temporary materials such as timber</u> <u>appropriate for its intended use</u>; its design must be appropriate to its intended equestrian use; and must not be designed to be easily converted to any non-equestrian use in the future."</p> <p><i>Amend Policy RUR 7 Criterion 6:</i></p> <p>"6. In the Green Belt, <u>permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt' will also apply and the relevant paragraphs of the NPPF will be a material consideration.</u>"</p>

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			<p><i>Amend paragraph 6.25:</i></p> <p>“6.25 Under LPS Policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. Equestrian development related to grazing and equestrian enterprises (including stables, training areas, riding centres and studs) is considered to be a use appropriate to a rural area provided it is small in scale and it can be demonstrated that a countryside location is necessary for the proposal. Larger <u>New larger</u> or commercial proposals may also be appropriate to a rural area where they re-use <u>or replace</u> existing buildings and do not involve the construction of <u>additional</u> new buildings. <u>Any replacement building should be in accordance with the relevant provisions in Policy RUR 13 'Replacement buildings outside of settlement boundaries' as well as LPS Policy PG 3 'Green Belt' and/or LPS Policy PG 6 'Open countryside' (as appropriate).</u>”</p>
MM33	Policy RUR 8 'Visitor accommodation outside of settlement boundaries'	71	<p><i>Amend Policy RUR 8:</i></p> <p>“Visitor accommodation outside of settlement boundaries</p> <p>1. Under LPS Policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. Certain types of visitor accommodation may be appropriate to a rural area where their scale is appropriate to the location and setting and where there is an identified need for the accommodation, which cannot be met in nearby settlements because the type of accommodation proposed is intrinsically linked with the countryside. This will not include new build hotels or guest houses.”</p> <p>2. In the open countryside, proposals for visitor accommodation that are demonstrated to be appropriate to a rural area under criterion 1 will be supported where they accord with other policies in the development plan and:</p> <p>i. it can be clearly demonstrated that the proposal requires a countryside location;</p> <p>ii. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;</p>

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			<p>iii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the existing or planned operation of the accommodation; are well-related to each other and existing buildings and do not form isolated or scattered development;</p> <p>iv. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance) either on its own or cumulatively with other developments; and</p> <p>v. appropriate landscaping and screening is provided.</p> <p>3. Where visitor accommodation is permitted in the open countryside that would be physically capable of forming a habitable dwelling, the council will impose planning conditions and/or legal obligations to restrict occupancy of the accommodation to prevent unauthorised permanent occupation. This includes (but is not limited to) <u>hotels, guest houses, static caravans, chalets, cabins and pods.</u></p> <p>4. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt' will also apply and the relevant paragraphs of the NPPF will be a material consideration.</p>
MM34	Policy RUR 9 'Caravan and camping sites'	72	<p><i>Amend Policy RUR 9 Criterion 3:</i></p> <p>"3. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt' will also apply and the relevant paragraphs of the NPPF will be a material consideration."</p>
MM35	Policy RUR 10 'Employment development in the open countryside'	73	<p><i>Amend Policy RUR 10:</i></p> <p>"1. Under LPS policy PG 6 'Open countryside', development that is essential for uses appropriate to a rural area will be permitted in the open countryside. Certain types of small scale employment <u>Employment</u> development may be appropriate to a rural area where:</p> <p><u>i. its scale is appropriate to the location and setting;</u></p> <p><u>ii. the nature of the business means that a countryside location is essential;</u> and</p>

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			<p>iii. the proposals provide local employment opportunities that support the vitality of rural settlements.</p> <p>2. Where it is demonstrated that the proposal is appropriate to a rural area <u>under Criterion 1</u>, small-scale employment development will be supported where it accords with other policies in the development plan and</p> <p>i. the proposals make the best use of existing infrastructure such as existing buildings, utilities, parking and vehicular access;</p> <p>ii. additional buildings, structures and ancillary development are restricted to the minimum level reasonably required for the existing or planned operation of the business; are well-related to each other and existing buildings and do not form isolated or scattered development;</p> <p>iii. the proposal does not unacceptably affect the amenity and character of the surrounding area or landscape (including visual impacts, noise, odour, design and appearance) either on its own or cumulatively with other developments; and</p> <p>iv. appropriate landscaping and screening is provided.</p> <p>3. The design of any new building for employment purposes in the open countryside must be appropriate to its intended function and must not be designed to be easily converted to residential use in the future.”</p>
MM36	Policy RUR 11 ‘Extensions and alterations to buildings outside of settlement boundaries’	74	<p><i>Amend Policy RUR 11 Criterion 2:</i></p> <p>“2. When considering whether a proposal represents disproportionate additions, matters including height, bulk, form, siting and design will be taken into account. <u>Increases, with particular attention given to increases in the overall building height</u> will usually be considered to be disproportionate additions.”</p>
MM37	Policy RUR 12 ‘Residential curtilages outside of settlement boundaries’	75	<p><i>Amend Policy RUR 12:</i></p> <p>“1. Outside of any settlement with a defined settlement boundary, proposals for the extension of residential gardens or curtilages involving the material change of use of land will not only <u>be permitted unless: where the proposal will</u></p>

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			<p>i. the area of existing curtilage is severely restricted, and could not provide a reasonable sitting out area; or</p> <p>ii. the extension is required to provide space for essential services (such as central heating fuel tanks or septic tanks) where there is insufficient space in the existing curtilage; or</p> <p>iii. the dwelling has no vehicular access, an access with restricted visibility, or no off road parking space and a limited curtilage extension would enable a significant highway safety risk to be removed.</p> <p>2. In cases where an extension may be appropriate, it must be limited to the minimum amount of land reasonably required for the purpose of the extension and must not unacceptably affect <u>cause unacceptable harm to the amenity, and character and appearance</u> of the surrounding area or <u>the open countryside</u>, either on its own or cumulatively with other development.</p> <p>3. <u>2. In the Green Belt, permission for development that falls outside of the definition of 'not inappropriate' will not be granted, except in very special circumstances as set out in LPS Policy PG 3 'Green Belt' will also apply and the relevant paragraphs of the NPPF may be a material consideration.</u></p> <p><i>Amend paragraph 6.45:</i></p> <p><u>“6.45 LPS Policy PG 6 'Open countryside' allows for development that is essential for uses appropriate to a rural area in the open countryside. Extensions to residential gardens and curtilages <u>into the countryside</u> can have significant impacts on the rural and open character of the countryside by enclosing land, creating new boundaries and introducing <u>ancillary domestic uses buildings and paraphernalia</u>. Such extensions are only considered to be essential for uses appropriate to a rural area in the limited circumstances described by this policy. <u>It will be important to ensure that proposals for such extensions via material changes of use are only permitted where they would not cause unacceptable harm to the character of the countryside.</u>”</u></p>
MM38	Policy RUR 13 'Replacement buildings outside of settlement boundaries'	76	<p><i>Amend Policy RUR 13:</i></p> <p>“1. The replacement of existing buildings in the open countryside and Green Belt will be only be permitted where the replacement building:</p>

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			<p>i. is not materially larger than the existing building; and</p> <p>ii. would have no materially greater impact on <u>not unduly harm</u> the rural character of the countryside than the existing building, by virtue of prominence, scale, bulk or visual intrusion.</p> <p>2. When considering whether a replacement building is materially larger, matters including height, bulk, form, siting, design, floorspace and footprint will be taken into account. Proposals involving increases <u>Increases</u> in overall building height and development extending notably beyond the existing footprint will usually be considered <u>in particular have the potential</u> to be materially larger.</p> <p>3. In addition to criterion (2) above, proposals will usually be considered to be materially larger where they increase the size of the existing building by more than 5% in the Green Belt or 10% in the open countryside. Exceptions to these size thresholds may be acceptable where the proposal is within a village infill boundary as shown on the adopted policies map.</p> <p>4. 3. The increase in size will usually be determined by <u>When</u> assessing the net increase in floorspace between the existing building and the replacement building. <u>Floorspace as part of the consideration of whether a proposal is materially larger</u>, floorspace from any detached outbuildings in the curtilage will only be taken into account where the buildings to be replaced can sensibly be considered together in comparison with what is proposed to replace them. Applicants must provide clear evidence of the existing and proposed floorspace.</p> <p>5. 4. The existing building means the building as it exists at the time of submitting the planning application.</p> <p>6. 5. Proposals for replacement dwellings should include appropriate provision for domestic storage and garaging.”</p> <p><i>Amend paragraph 6.48:</i></p> <p>“6.48 Determining what is 'materially larger' will depend upon the circumstances of each case. The policy sets out the types of matters that will be taken into account when deciding whether or not proposals are materially larger. It also sets out size thresholds, above which proposals will usually be considered to be materially larger. However, proposals within these size thresholds may still be considered to be materially larger depending on their height, bulk, form, siting, design, floorspace and footprint.”</p>

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			<p><i>Delete paragraph 6.49:</i></p> <p>“6.49 Due to the importance attached to Green Belts through national policy, a less permissive approach to the term ‘materially larger’ is applied in the Green Belt than the open countryside outside of the Green Belt, as defined through the LPS.”</p>
MM39	Policy RUR 14 ‘Re-use of rural buildings for residential use’	77	<p><i>Amend Policy RUR 14 Criterion 1:</i></p> <p>“1. The residential re-use of existing rural buildings will be permitted where the building is:</p> <p>i. of permanent and substantial construction so as not to require extensive alteration or rebuilding; and</p> <p>ii. of a size that is able to accommodate a satisfactory living environment in the new dwelling and would not require extending <u>any extension required must be in accordance with the requirements of Policy RUR 11 ‘Extensions and alterations to buildings outside of settlement boundaries’.</u>”</p> <p><i>Amend Policy RUR 14 Criterion 4:</i></p> <p>“4. In the Green Belt, permission for development that falls outside of the definition of ‘not inappropriate’ will not be granted, except in very special circumstances as set out in LPS Policy PG 3 ‘Green Belt’ will also apply and the relevant paragraphs of the NPPF will be a material consideration.”</p> <p><i>Amend paragraph 6.53:</i></p> <p>“6.53 Modern agricultural buildings are often not capable of conversion for residential re-use because the nature of their construction usually means they would require extensive alteration, rebuilding or extension. Proposals for conversion of heritage assets should take also <u>take</u> account of relevant policies relating to the historic environment.”</p>
MM40	Policy EMP 2 ‘Employment allocations’	82	<p><i>Amend paragraph 7.5:</i></p> <p>“7.5 As demonstrated through the Employment Allocations Review (2019 <u>2020</u>), each of these sites is considered to be suitable for employment development, although in some cases mitigation measures will be required. Planning applications for the development of these employment sites should take account of all other policies in the development plan and should submit evidence to demonstrate that mitigation measures proposed will address the impacts of development (for example through transport</p>

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			<p>assessments, flood risk assessments, heritage impact assessments) as necessary. Particular issues that should be addressed through any future planning application include (but are not limited to):”</p> <p><i>Amend supporting information for site EMP 2.8 (after paragraph 7.5):</i></p> <p>“Site EMP 2.8 'Land west of Manor Lane, Holmes Chapel':</p> <ul style="list-style-type: none"> • The site includes water and wastewater infrastructure and a detailed constraints plan will be required to inform any future development layout. • The council is aware from BGS mineral resource mapping that the site is likely to contain sand and gravel, and silica sand resources, as well as being part of a wider adjoining sand resource. As sand is a finite resource essential to support economic growth, it is considered to be of local and national importance in planning policy terms. In line with LPS Policy SE 10 ‘Sustainable provision of minerals’ and national guidance on mineral safeguarding, the council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The Mineral Resource Assessment should be of a standard acceptable to the council, as the Minerals Planning Authority, and undertaken by a suitably competent person with appropriate qualifications or professional background, such as a minerals surveyor. The findings of the Minerals Resource Assessment will be an important planning consideration in the determination of any planning application for the development of this site.”
MM41	Policy HOU 1 'Housing mix'	84-85	<p><i>Amend Policy HOU 1 Criterion 4:</i></p> <p>“4. Housing developments that do not demonstrate an appropriate mix on the site will not be permitted. <u>Where a housing mix statement is required, the council will consider the extent to which it addresses the factors outlined above in determining whether a scheme provides for an appropriate housing mix on site.</u>”</p> <p><i>Amend paragraph 8.5:</i></p> <p>“8.5 The housing mix statement should be a proportionate and up to date assessment of local circumstances and demonstrate how the proposed mix of housing tenure, type and sizes can help support the creation of mixed, balanced and inclusive communities. <u>The mix of housing coming forward on sites will vary dependent on several site and market factors. Information presented through the housing mix statement, focused on the factors identified in Policy HOU 1, will assist the council in determining whether a proposal provides for an appropriate housing mix.</u> The Cheshire East Residential Mix Study (2019) includes an assessment of the bedroom size and tenure of housing in Cheshire East up to 2030 and</p>

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			<p>should be considered the starting point for the analysis included in the housing mix statement as set out in Table 8.1 'Indicative house type tenures and sizes'¹⁷.”</p> <p><i>Amend Table 8.1:</i></p> <table border="1" data-bbox="602 341 1783 608"> <thead> <tr> <th></th> <th>Market housing</th> <th>Intermediate housing</th> <th>Low cost rent <u>Affordable housing for rent</u></th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>5%</td> <td>14%</td> <td>26%</td> </tr> <tr> <td>2 bedroom</td> <td>23%</td> <td>53%</td> <td>42%</td> </tr> <tr> <td>3 bedroom</td> <td>53%</td> <td>28%</td> <td>20%</td> </tr> <tr> <td>4 bedroom</td> <td>15%</td> <td>4%</td> <td>10%</td> </tr> <tr> <td>5+ bedroom</td> <td>3%</td> <td>1%</td> <td>3%</td> </tr> </tbody> </table>		Market housing	Intermediate housing	Low cost rent <u>Affordable housing for rent</u>	1 bedroom	5%	14%	26%	2 bedroom	23%	53%	42%	3 bedroom	53%	28%	20%	4 bedroom	15%	4%	10%	5+ bedroom	3%	1%	3%
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MM42	Policy HOU 2 'Specialist housing provision'	86-87	<p><i>Amend Policy HOU 2:</i></p> <p>“1. The delivery, retention and refurbishment of supported and specialised <u>specialist</u> housing, which meets an identified need, will be supported. Supported and specialised <u>specialist</u> housing should be designed to satisfy the requirements of the specific use or group it is intended for, whilst being adaptable and responsive to changing needs over the lifetime of the development and meet the requirements of other relevant local plan policies.</p> <p>2. Measures that assist people to live independently in their own homes and to lead active lives in the community will be supported subject to other relevant local plan policies. This could include adaptable homes and the utilisation of assistive technology, which can accommodate the changing needs of occupants as they grow older.</p> <p>3. Schemes that provide specialised older persons accommodation such as nursing homes and elderly persons accommodation <u>specialist housing for older people</u>, whilst promoting independent living, will be supported, provided that the following criteria are met:</p> <p>i. the type of specialised <u>specialist</u> accommodation proposed meets identified needs and contributes to maintaining the balance of the housing stock in the locality;</p>																								

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			<p>ii. the proposal provides easy access to services, community and support facilities, including health facilities and public transport, enabling its residents to live independently as part of the community;</p> <p>iii. the proposal meets the accessibility and wheelchair housing standards set out in Policy HOU 6 'Accessibility and wheelchair housing standards';</p> <p>iv. the design of the proposal, including any individual units of accommodation, should be capable of meeting the specialised <u>specialist</u> accommodation support and care needs of the occupier. This includes pick up and drop off facilities close to the principal entrance suitable for taxis (with appropriate kerbs), minibuses and ambulances and the ability to provide assistive technology and internet connectivity where relevant;</p> <p>v. the provision of suitable open space/grounds that can be used by residents;</p> <p>vi. the provision of suitable levels of safe storage and charging facilities for residents' mobility scooters, where relevant; and</p> <p>vii. affordable housing provision will be required in line with the thresholds <u>and policy approach</u> set out in LPS Policy SC 5 'Affordable homes', <u>where independent dwellings would be formed.</u>"</p> <p><i>Amend paragraph 8.6:</i></p> <p>"Supported and specialised <u>specialist</u> accommodation could include:</p> <ul style="list-style-type: none"> • move-on accommodation for people leaving hostels, refuges and other supported housing, to enable them to live independently; • accommodation for care leavers; • accommodation for disabled people (including people with physical and sensory impairments and learning difficulties) who require additional support or for whom living independently is not possible; • accommodation for people with mental health issues who require intensive support; temporary accommodation for rough sleepers and those with substance misuse; accommodation for victims of domestic abuse; and • accommodation for older persons." <p><i>Amend paragraph 8.8:</i></p> <p>"8.8 The population projections used in the Cheshire East Housing Development Study 2015 identify that the population of Cheshire East is likely to increase from 383,600 persons to 431,700 persons over the</p>

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			<p>12-year period 2018-30; a 12-year increase of 48,100 persons. The population in older age groups is projected to increase substantially during this period, with an increase in the population aged 60 or over of 35,600, of which over 60% are projected to be 75+ (22,250 persons). This is particularly important when establishing the types of housing required and the need for <u>specialist</u> housing specifically for older people. Whilst most of these older people will already live in the area and many will not move from their current homes, those that do move home are likely to be looking for suitable housing.”</p> <p><i>Amend paragraph 8.12:</i></p> <p>“8.12 The Cheshire East Residential Mix Assessment (2019) identifies that it is unlikely that all of the identified needs for older people will be delivered by specialist accommodation alone. Many householders identified as needing specialist accommodation will choose to remain in their own homes with appropriate assistance from social care providers, assistive technology and appropriate adaptations or downsize to more suitable accommodation. Furthermore, the health <u>health</u>, longevity and aspirations of older people mean that they will often live increasingly healthier lifestyles and therefore future housing needs may be different from current identified needs.”</p> <p><i>Amend paragraph 8.13:</i></p> <p>“8.13 The provision of specialist older persons accommodation should also consider the overall viability of development, in the longer term, including the availability of revenue funding for ongoing care and its procurement. It will also be important for the council and its partners to determine the most appropriate types of specialist older persons accommodation to be provided in the area. Early engagement with the council, the health service and other social care providers is recommended. Specialist older persons accommodation should also be registered with the Care Quality Commission.”</p> <p><i>Insert new paragraph after paragraph 8.13:</i></p> <p><u>“8.13a Where specialist accommodation for older people is proposed that would create independent dwellings, affordable housing will be required in line with the dwelling thresholds and policy approach set out in LPS Policy SC 5 'Affordable homes'. In accordance with Criterion 7 of LPS Policy SC 5 'Affordable homes' in exceptional circumstances, where scheme viability may be affected by the provision of affordable housing at these thresholds, applicants will be expected to provide viability assessments to justify any alternative level of affordable housing provision and to meet the other policy requirements for affordable housing in LPS Policy SC 5 'Affordable homes'.”</u></p>

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MM43	Policy HOU 3 'Self and custom build housing'	88-89	<p><i>Amend Policy HOU 3:</i></p> <p>"Self and custom build dwellings</p> <ol style="list-style-type: none"> 1. The council will support proposals for self-build and custom-build housing in suitable locations. 2. On all housing developments providing 30 or more homes, a proportion of serviced plots of land should be provided, consistent with the latest available <u>where there is</u> evidence of unmet demand. 3. <u>Where an applicant considers that the provision of self-build and/or custom-build is unviable, this should be demonstrated through submission of a viability assessment. Any costs associated with the council independently evaluating the viability assessment will be borne by the applicant.</u> 4. <u>Plots delivered through Criterion 2 should be marketed as self/custom build opportunities for a minimum of 1 year. If unsold, these plots can revert to open market housing."</u> <p><i>Amend paragraph 8.14:</i></p> <p>"8.14 The government wishes to increase opportunities for people to build or commission their own homes, and in so <u>doing so</u>, increase the role that these play in boosting the overall supply of new homes. This policy responds to that challenge and seeks to increase the amount of self-build and custom-build housing in the borough."</p> <p><i>Amend paragraph 8.18:</i></p> <p>"On larger sites (30 or more dwellings), <u>where there is evidence of unmet demand</u>, opportunities for self-build and/or custom-build housing should be provided as part of the housing mix in line with Policy HOU 1 'Housing mix'. Such developments are required to provide a housing mix statement at detailed planning/reserved matters stage. As part of this statement, an assessment of the unmet demand for self-build and/or custom-build housing should be provided, having regard should be had <u>to any shortfall in terms of the number of serviced plots the council has permitted versus the current demand from the council's self-build register. Information regarding unmet demand and the extent to which the council is meeting its legal duties associated with self and custom-build will be published annually in its Authority Monitoring Report."</u></p>

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			<p><i>Delete paragraph 8.19:</i></p> <p>“8.19 Where an applicant considers that the provision of self-build and/or custom-build is unviable, this should be demonstrated through submission of a viability assessment. Any costs associated with the council independently evaluating the viability assessment will be borne by the applicant.”</p> <p><i>Amend paragraph 8.22:</i></p> <p>“8.22 Schemes for self-build and custom-build homes must still comply with policies and guidance in the development plan governing location and design of new homes. The fact that a proposed new home may be self or custom-build will not, in itself, override these policies.”</p>
MM44	Policy HOU 5a 'Gypsy and Traveller site provision'	91-92	<p><i>Amend Policy HOU 5a Criterion 3:</i></p> <p>“3. In the open countryside, outside the Green Belt, Gypsy and Traveller pitches, over and above those provided for on allocated sites, will only be permitted through the application of criterion 3(i) of LPS Policy PG 6 'Open Countryside' <u>and Policy PG 10 'Infill Villages'</u> or where it is evidenced that the intended occupiers of a proposed pitch:</p> <p>i. are able to provide evidence to demonstrate strong links to Cheshire East in line with the local connection criteria, as set out by Cheshire Homechoice;</p> <p>ii. i. have a genuine need for culturally appropriate accommodation <u>in Cheshire East</u>; and</p> <p>iii. ii. cannot meet their accommodation needs by occupying an existing pitch within an established, authorised Gypsy and Traveller site or a new pitch on an allocated site.”</p> <p><i>Amend paragraph 8.28:</i></p> <p>“8.28 In light of government changes to Planning Policy for Traveller sSites (2015), particularly the change to the definition of who constitutes a 'Traveller' for the purpose of planning, the council has updated its evidence base, on a sub-regional basis, on the need for additional Gypsy and Traveller accommodation. The policy reflects and seeks to address the updated assessment of accommodation needs. The GTAA (2018) identifies the need for 32 pitches for households who meet the planning definition, as set out in Annex 1 of planning policy for Traveller sites (2015), up to 2030.”</p>

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			<p><i>Delete paragraph 8.28c:</i></p> <p>“8.28c Strong links to Cheshire East can be demonstrated through the local connection criteria as set out by Cheshire Homechoice, and are currently identified as intended occupiers who:</p> <ul style="list-style-type: none"> • Currently live, or have lived, within Cheshire East and have done for at least 2 consecutive years; • Have immediate family (mother, father, brother, sister, adult child, adoptive parents) who are currently living in Cheshire East and have done for at least five years or more; • Have a permanent contract of employment based within Cheshire East Borough; • Members of the armed forces: (a) members of the Armed Forces and former Service personnel, where the application is made within five years of discharge, (b) bereaved spouses and civil partners of members of the Armed Forces leaving Services Family Accommodation following the death of their spouse or partner, or (c) serving or former members of the Reserve Forces who need to move because of a serious injury, medical condition or disability sustained as a result; or • Other significant reason.” <p><i>Amend ‘Related documents’:</i></p> <ul style="list-style-type: none"> • Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018, Opinion Research Services) [ED 13] • Gypsy and Traveller and Travelling Showpeople Site Selection Report (2020, Cheshire East Council) [ED 14] • Cheshire Homechoice Common Allocation Policy (2018, Cheshire Homechoice)”
MM45	Policy HOU 5c ‘Gypsy and Traveller and Travelling Showperson site principles’	94	<p><i>Amend Policy HOU 5c:</i></p> <p>“Alongside the considerations set out in LPS Policy SC 7 ‘Gypsies and Travellers and Travelling Showpeople’, proposals for Gypsy and Traveller and Travelling Showperson sites in the borough should make sure that they:</p> <ol style="list-style-type: none"> 1. are well related to the size and location of the site and respect the scale of the nearest settled community <u>respect the scale of, and do not dominate, the nearest settled community where located in rural areas;</u>

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			<p><u>2. avoid placing an undue pressure on the local infrastructure and services;</u></p> <p>2. 3. clearly indicate the proposed number of pitches/plots intended for the site;</p> <p>3. 4. are well planned, including clearly marked site and pitch or plot boundaries and include soft landscaping, appropriate boundary treatments and play areas for children where needed;</p> <p>4. 5. provide a safe environment for intended occupants and <u>adequate on site facilities for parking and vehicle manoeuvring, servicing arrangements, storage, play and amenity space/facilities through layout, design and lighting;</u></p> <p>5. are capable of providing safe and adequate vehicle and pedestrian access arrangements including to emergency service vehicles;</p> <p>6. provide for roads, gateways and footpaths constructed using appropriate materials;</p> <p>7. 6. provide for an appropriate level of essential services and utilities including mains electricity, a connection to a public sewer or provision of discharge to a septic tank, a mains water supply and a suitable surface water drainage system, prioritising the use of Sustainable Drainage Systems (SuDS) in line with LPS Policy SE 13 'Flood risk and water management'; and</p> <p>8. 7. make provision for waste to be stored appropriately for disposal and is able to be collected in an efficient manner.”</p> <p><i>Amend paragraph 8.30i:</i></p> <p>“8.30i The site design and layout should ensure the safety and security of residents. If external lighting will help achieve this, it should be designed into the proposal at the outset to ensure it is the minimum required and appropriate for the location. Safe access to, and movement within, the site for pedestrians, cyclists and vehicles is essential, as well as ensuring access is retained at all times for emergency vehicles and servicing requirements, including refuse collection. <u>LPS Policy SC 7 ‘Gypsies and Travellers and Travelling Showpeople’ sets out the requirements for safe access and vehicle servicing.</u>”</p> <p><i>Amend paragraph 8.30j:</i></p> <p><u>“In line with paragraph 13 of Planning Policy for Traveller Sites, sites should avoid placing undue pressure on local infrastructure and services to support the sustainability of Traveller Sites. Sites must be capable of being serviced by all necessary utilities in order to provide an appropriate residential environment. Foul drainage to a public sewer should be provided wherever possible. Where foul drainage to a public sewer</u></p>

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			is not feasible sites will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water, pollution of local ditches, watercourses or sites of biodiversity importance. Sites must incorporate appropriate measures for surface water drainage, utilising Sustainable Drainage Systems where practicable.”
MM46	Policy HOU 6 'Accessibility and wheelchair housing standards'	95-96	<p><i>Amend the title of Policy HOU 6:</i></p> <p>“Accessibility Space, accessibility and wheelchair housing standards”</p> <p><i>Amend Policy HOU 6:</i></p> <p>“1. In order to meet the needs of the borough’s residents and to deliver dwellings that are capable of meeting people’s changing circumstances over their lifetime, the following accessibility and wheelchair standards will be applied.</p> <p>i. For major developments:</p> <p>a. at least 30% of <u>dwellings</u> in housing developments should comply with requirement M4 (2) Category 2 of the Building Regulations regarding accessible and adaptable dwellings; and</p> <p>b. at least 6% of <u>dwellings in housing developments</u> should comply with requirement M4 (3)(2)(a) <u>Category 3</u> of the Building Regulations regarding wheelchair adaptable dwellings.</p> <p>ii. For specialist housing for older people:</p> <p>a. all specialist housing for older people should comply with M4 (2) <u>Category 2</u> of the Building Regulations regarding accessible and adaptable dwellings; and</p> <p>b. at least 25% of all specialist housing for older people should comply with requirement M4 (3)(2)(a) <u>Category 3</u> of the Building Regulations regarding wheelchair adaptable dwellings.</p> <p>2. The standards set out in criterion 1 will apply unless site specific factors indicate that step-free access cannot be achieved or is not viable. Where step-free access is not viable, the Optional Technical requirements in part M of the Building Regulations will not apply.</p>

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			<p>3. Proposals for new residential development in the borough should meet the Nationally Described Space Standard. <u>The standard will apply from six months after the date of adoption of the Plan.</u>”</p> <p><i>Amend paragraph 8.34:</i></p> <p>“8.34 Approved Document M of the Building Regulations 2010 (or as updated) sets out these standards. M4 (1): visitability is the mandatory building standard that applies to all new homes. M4 (2): accessible and adaptable dwellings and M4 (3): wheelchair user dwellings are the optional standards that local authorities can apply. <u>Planning conditions will be used for relevant schemes to specify the M4(2) and M4(3) requirements that apply. In the circumstances where category 3 (wheelchair user) housing applies, the condition will specify that optional requirement M4(3)(2)(a) will apply requiring that dwelling should be wheelchair adaptable.</u> The implementation of accessibility and wheelchair standards will take account of site-specific factors such as vulnerability to flooding, site topography and other factors. Where it is clearly demonstrated that step-free access cannot be achieved or is not viable, neither of the optional requirements in the policy will apply.”</p> <p><i>Amend paragraph 8.36:</i></p> <p>“8.36 All <u>From six months of the date of adoption of the Plan, all new residential dwellings will be required to be built to the Nationally Described Space Standard (or any future successor). Applicants will be expected to design schemes in accordance with the Nationally Described Space Standards, including sufficient built-in storage. Applicants will be expected to submit appropriate and proportionate evidence alongside planning applications to make sure that compliance with the standards can be verified.</u>”</p>
MM47	Policy HOU 7 'Subdivision of dwellings'	96-97	<p><i>Amend paragraph 8.37:</i></p> <p>“8.37 The creation of additional self-contained housing units by the sub-division of existing dwellings is often an effective way of providing lower-cost accommodation, but the usual standards for dwellings will still apply, <u>as follows:</u></p> <ul style="list-style-type: none"> • <u>When considering whether a satisfactory living environment can be created, matters such as internal space standards (see Policy HOU 6 'Space, accessibility and wheelchair housing standards'), outlook and privacy (see Policy HOU 11 'Residential standards'), noise and disturbance, and convenience and safety of access will be taken into account.</u>

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			<p><u>• Sufficient amenity space should be provided to allow for the usual domestic arrangements associated with the size and type of dwelling being created, such as hanging washing or providing a reasonable sitting-out area (see Policy HOU 11 'Residential standards'). Car parking standards are set out in LPS Appendix C 'Parking standards'.</u></p> <p><u>• Sufficient space should also be provided to store waste and recycling bins in a safe and convenient location where they can be transported to the kerbside for collection.</u></p> <p><i>Delete paragraph 8.38:</i></p> <p>"8.38 Changes to the existing housing stock may, from time to time, result in the replacement of former dwellings that have been demolished. Such forms of development need to be considered in the same manner as a new dwelling because they can have a similar impact on the environment and require similar services and infrastructure."</p> <p><i>Amend paragraph 8.39:</i></p> <p><u>"8.39 LPS Policy SE 1 'Design', Policy GEN 1 'Design principles', Policy HOU 6 'Space, accessibility and wheelchair housing standards', Policy HOU 10 'Amenity' and Policy HOU 11 'Residential standards' are likely to have particular relevance to proposals for the subdivision of dwellings. Any extensions or alterations must accord with the requirements of Policy HOU 9 'Extensions and alterations'. Further guidance is also available in the Cheshire East Borough Design Guide supplementary planning document."</u></p>
MM48	Policy HOU 8 'Backland development'	97	<p><i>Amend Policy HOU 8:</i></p> <p>"Backland development"</p> <p>Proposals for tandem or backland development will only be permitted where they:</p> <p>1. demonstrate a satisfactory means of access to an existing public highway <u>in accordance with Policy INF 3 'Highway safety and access'</u>, that has an appropriate relationship with existing residential properties;</p>

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			<p>2. do not have cause unacceptable consequences for <u>harm to</u> the amenity of the residents of existing or proposed properties, <u>in accordance with Policy HOU 10 'Amenity'</u>;</p> <p>3. are equal or subordinate in scale to surrounding buildings, particularly those fronting the highway; and</p> <p>4. are sympathetic to the character and appearance of the surrounding area through its form, layout, boundary treatments and other characteristics.”</p> <p><i>Amend paragraph 8.40:</i></p> <p>“8.40 The council encourages the effective use of the finite land resource and recognises that land in the built framework of towns and villages can usefully contribute towards meeting housing need. However, badly planned backland development can create unsatisfactory living environments for existing and future residents. This policy seeks to avoid the undesirable cramming of new dwellings onto sites already occupied by existing buildings. Only where the site is large enough to accommodate additional dwellings without adversely affecting <u>causing unacceptable harm to</u> the amenities enjoyed by existing properties, and where an acceptable, separate means of access can be provided, would such a form of development be appropriate.”</p> <p><i>Insert new paragraph after paragraph 8.40:</i></p> <p><u>“8.40a The relationship of the access with existing residential properties and the impacts on amenity will be considered with reference to Policy GEN 1 'Design principles' and HOU 10 'Amenity'. Further guidance is also available in the Cheshire East Borough Design Guide supplementary planning document.”</u></p>
MM49	Policy HOU 9 'Extensions and alterations'	97-98	<p><i>Amend Policy HOU 9:</i></p> <p>“Extensions or alterations to existing dwellings and construction of ancillary outbuildings in residential curtilages should:</p> <p><u>1. be consistent with the Cheshire East Borough Design Guide supplementary planning document;</u></p> <p>4-2. <u>be in keeping with the scale, character and appearance of their surroundings and the local area, and be subordinate to the existing dwelling;</u></p>

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			<p>2.3. not have a significant adverse impact on <u>cause unacceptable harm to the amenity of nearby occupiers or the future occupiers of the dwelling, in line with Policy HOU 10 'Amenity'; and</u></p> <p>3.4. include suitable provision for access, <u>in line with Policy INF 3 'Highway safety and access', and parking, in line with the car parking standards set out in LPS Appendix C 'Parking standards', in a way that does not detract from the character and appearance of the area."</u></p> <p><i>Insert 'Related documents':</i></p> <p><u>"Related documents</u></p> <p><u>• Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e*SCAPE Urbanists)"</u></p>
MM50	Policy HOU 10 'Amenity'	98	<p><i>Amend Policy HOU 10:</i></p> <p>Development <u>With reference to the residential standards set out in Table 8.2 'Standards for space between buildings', the Cheshire East Borough Design Guide supplementary planning document and other policies where relevant, development proposals must not unacceptably cause unacceptable harm to the amenities of adjoining or nearby occupiers of residential properties, sensitive uses, or future occupiers of these properties <u>the proposed development</u> due to:</u></p> <ol style="list-style-type: none"> 1. loss of privacy; 2. loss of sunlight and daylight; 3. the overbearing and dominating effect of new buildings; 4. environmental disturbance or pollution; or 5. traffic generation, access and parking." <p><i>Insert 'Related documents':</i></p> <p><u>"Related documents</u></p> <p><u>• Cheshire East Borough Design Guide supplementary planning document (2017, Cheshire East Council and e*SCAPE Urbanists)"</u></p>

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MM51	Policy HOU 11 'Residential standards'	99	<p><i>Insert new Criterion 3 for Policy HOU 11:</i></p> <p><u>"3. The distances in Table 8.2 'Standards for space between buildings' should be seen as a minimum where it impacts on existing property."</u></p> <p><i>Amend paragraph 8.46:</i></p> <p><u>"8.46 The Cheshire East Borough Design Guide supplementary planning document (2017) supports an innovative design led approach to new residential development and promotes opportunities for reduced distance standards through good design. However, these distances in Table 8.2 'Standards for space between buildings' should be seen as a minimum where it impacts on existing property. The standards for space between buildings set out in Table 8.2 'Standards for space between buildings' are intended to provide an 'adequate' degree of light. The council also uses the 45-degree rule, which is a well-established rule of thumb that is used to make sure development does not have an unacceptable impact on outlook and light to principal and habitable room windows. This is in addition to and distinct from general spacing standards required to provide appropriate outlook, privacy, light and living standards."</u></p>
MM52	Policy HOU 12 'Housing density'	100	<p><i>Amend Policy HOU 12:</i></p> <p>"Housing density</p> <p>1. Residential development proposals will generally be expected to achieve a net density of at least 30 dwellings per hectare. <u>Lower densities of less than 30 dwellings per hectare will only be supported where evidence is submitted with the application, which demonstrates this would be justified, taking account of the factors set out in Criterion 3 below.</u></p> <p>2. Development proposals will be expected to achieve a higher density:</p> <p>i. in the settlement boundaries of principal towns, key service centres and local service centres where sites are well served by public transport; and/or</p> <p>ii. close to existing or proposed transport routes/nodes.</p> <p>3. In determining an appropriate density, the following factors will also be taken into account:</p>

Ref	Policy/Section	Page	Proposed Main Modification
			<p>i. the mix and type of housing proposed;</p> <p>ii. the character of the surrounding area (recognising that there are some areas of the borough with an established low density character that should be protected) and their wider landscape and/or townscape setting;</p> <p>iii. the nature, setting and scale of the proposal including site constraints and local context;</p> <p>iv. the character of the site including its topography and biodiversity value;</p> <p>v. local market conditions and viability;</p> <p>vi. the need to preserve the amenity of existing or future residents; and</p> <p>vii. availability and capacity of local services, facilities and infrastructure; <u>and</u></p> <p><u>viii. the density analysis and advice contained in the Cheshire East Borough Design Guide supplementary planning document.</u></p> <p>4. Higher densities will be supported where innovative design solutions are proposed and consistent with the Cheshire East Borough Residential-Design Guide supplementary planning document.”</p>
MM53	Policy RET 1 'Retail hierarchy'	105-106	<p><i>Amend paragraph 9.3:</i></p> <p>“9.3 Evidence from the individual settlement reports has led to the identification of local urban centres and neighbourhood parades of shops, which have been added <u>to</u> the retail hierarchy.”</p> <p><i>Amend paragraph 9.6:</i></p> <p>“9.6 Local urban centres support the sustainability of larger centres and provide access to local day to day shopping needs. Neighbourhood parades of shops serve localised day to day needs of residents and are of purely neighbourhood significance. For the avoidance of doubt, local urban centres and neighbourhood parades of shops do not fall within the definition of town centres in the glossary of the NPPF.”</p> <p><i>Insert new paragraph and footnote after paragraph 9.6:</i></p> <p><u>“9.6a Although planned new local centres within the LPS strategic allocations do not currently form part of the retail hierarchy, in line with the approach in Policy RET 3 ‘Sequential and impact tests’ and in paragraph 90a of the NPPF, retail impact assessments for proposals on sites outside defined centres^[new footnote], which are not in accordance with an up-to-date plan, should consider their impact on existing,</u></p>

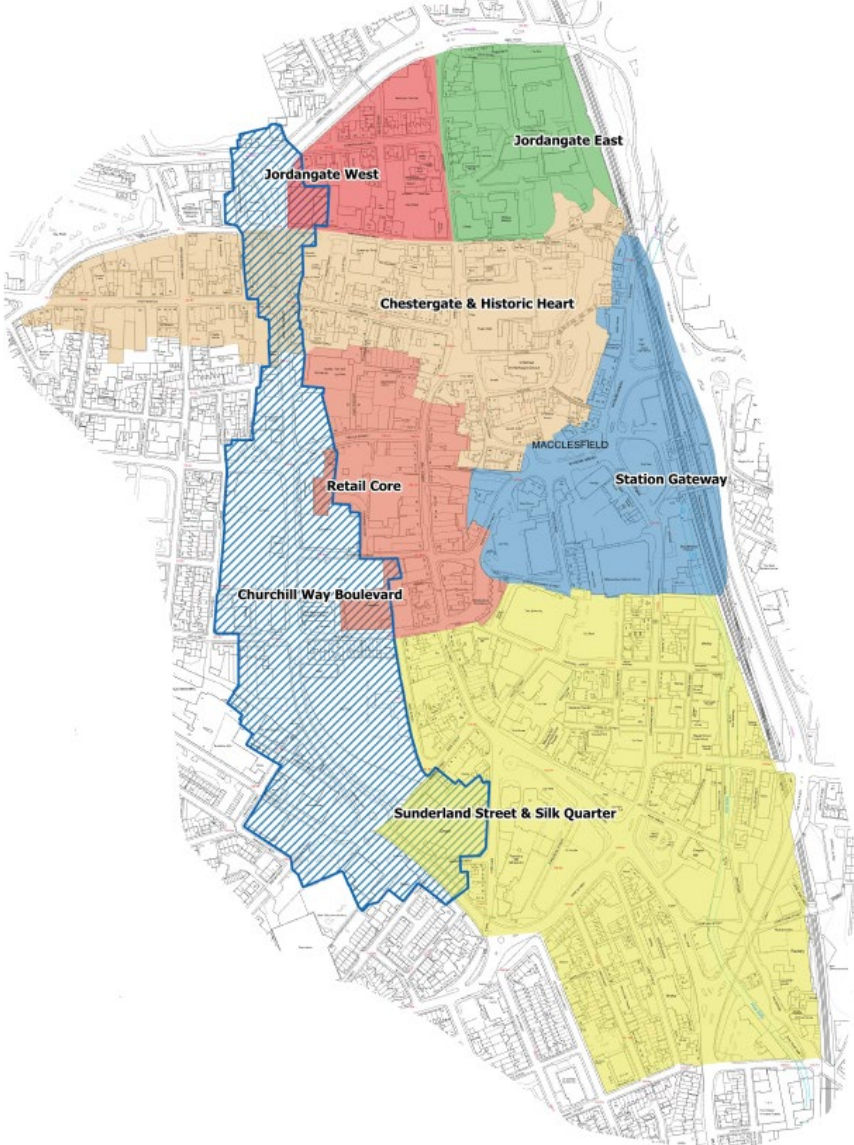
Ref	Policy/Section	Page	Proposed Main Modification										
			<p><u>committed and planned public and private investment on centre(s) in the catchment area of the proposal, including any relevant LPS allocations.</u></p> <p><u>“New footnote: Principal town centres, town centres, local centres or local urban centres”</u></p>										
MM54	Policy RET 3 ‘Sequential and impact tests’	108	<p><i>Amend Policy RET 3:</i></p> <p>“1. In accordance with LPS Policy EG 5 'Promoting a town centre first approach to retail and commerce', a sequential test will be applied to planning applications for main town centre uses that are not<u>neither</u> in a defined centre²² <u>nor in accordance with an up-to-date Plan</u>. Main town centre uses should be located in designated centres, and then in edge-of-centre locations, and only if suitable sites are not available or expected to become available within a reasonable period, should out of centre sites be considered. In terms of edge and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre.”</p> <p>2. Development proposals for retail and leisure uses that are located on the edge or outside of a defined centre²², <u>are not in accordance with an up-to-date Plan</u> and that exceed the floorspace thresholds set out in the table below, will have to demonstrate that they would not have a significant adverse impact on:</p> <p>i. the delivery of existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</p> <p>ii. the vitality and viability of any existing<u>defined</u> centre²², including local consumer choice and trade in the town centre and relevant wider retail catchment, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.</p> <table border="1" data-bbox="600 1075 1697 1267"> <thead> <tr> <th data-bbox="609 1082 1057 1114">Centre</th> <th data-bbox="1057 1082 1688 1114">Impact test threshold (gross floorspace)</th> </tr> </thead> <tbody> <tr> <td data-bbox="609 1114 1057 1152">Principal town centres</td> <td data-bbox="1057 1114 1688 1152">500 sq.m</td> </tr> <tr> <td data-bbox="609 1152 1057 1190">Town centres</td> <td data-bbox="1057 1152 1688 1190">300 sq.m</td> </tr> <tr> <td data-bbox="609 1190 1057 1228">Local centres</td> <td data-bbox="1057 1190 1688 1228">200 sq.m</td> </tr> <tr> <td data-bbox="609 1228 1057 1267">Local urban centres</td> <td data-bbox="1057 1228 1688 1267">See thresholds in Table 9.3</td> </tr> </tbody> </table> <p>3. All proposals to extend existing class E(a) stores in 'edge-of-centre' or 'out-of-centre' locations should also be accompanied by an impact assessment, where the additional floorspace proposed exceeds the</p>	Centre	Impact test threshold (gross floorspace)	Principal town centres	500 sq.m	Town centres	300 sq.m	Local centres	200 sq.m	Local urban centres	See thresholds in Table 9.3
Centre	Impact test threshold (gross floorspace)												
Principal town centres	500 sq.m												
Town centres	300 sq.m												
Local centres	200 sq.m												
Local urban centres	See thresholds in Table 9.3												

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			<p>relevant impact test threshold. Proposals to vary the range of goods permitted to be sold should also be accompanied by an impact assessment where the necessary impact test threshold has been exceeded.</p> <p>4. Where any proposal fails to satisfy the sequential test and/or is likely to have a significant adverse impact on one or more of the considerations set out in criterion (2) on a defined centre, it will <u>should</u> be refused.”</p> <hr/> <p>“22: Principal town centres, town centres, local centres, or local urban centres”</p> <p><i>Insert new Table 9.3 ‘Impact test thresholds for local urban centres’ after paragraph 9.12:</i></p> <table border="1" data-bbox="607 491 1785 831"> <thead> <tr> <th data-bbox="607 491 1223 568"><u>Local urban centre</u></th> <th data-bbox="1223 491 1785 568"><u>Impact test threshold (gross floorspace)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="607 568 1223 644"> <ul style="list-style-type: none"> • <u>Nantwich Road (Crewe)</u> • <u>West Street (Crewe)</u> </td> <td data-bbox="1223 568 1785 644"><u>500 sq.m</u></td> </tr> <tr> <td data-bbox="607 644 1223 831"> <ul style="list-style-type: none"> • <u>West Heath Shopping Centre (Congleton)</u>, • <u>Welsh Row (Nantwich)</u> • <u>Chapel Lane (Wilmslow)</u> • <u>Dean Row Road (Wilmslow)</u> </td> <td data-bbox="1223 644 1785 831"><u>300 sq.m</u></td> </tr> </tbody> </table>	<u>Local urban centre</u>	<u>Impact test threshold (gross floorspace)</u>	<ul style="list-style-type: none"> • <u>Nantwich Road (Crewe)</u> • <u>West Street (Crewe)</u> 	<u>500 sq.m</u>	<ul style="list-style-type: none"> • <u>West Heath Shopping Centre (Congleton)</u>, • <u>Welsh Row (Nantwich)</u> • <u>Chapel Lane (Wilmslow)</u> • <u>Dean Row Road (Wilmslow)</u> 	<u>300 sq.m</u>
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MM55	Policy RET 5 ‘Restaurants, cafés, pubs and hot food takeaways’	111-112	<p><i>Amend Policy RET 5 Criterion 3:</i></p> <p>“3. Where hot food takeaways are located within 400 metres of a secondary school or sixth form college, the ‘hot food take away restriction zone’ in Crewe as shown on the adopted Policies Map, planning permission will be granted subject to a condition that the premises are not open to the public before 17:00 on weekdays and there is no over the counter sales before that time. The only exception to this approach will be where the proposal is in a principal town centre, town centre or local centre designated in the local plan.”</p> <p><i>Amend paragraphs 9.18 and 9.19:</i></p> <p>“9.18 In the UK obesity is the greatest health issue for this generation. Hot food takeaways tend to sell food that is high in calories, fat, salt and sugar and low in fibre, fruit and vegetables. There is evidence that regular consumption for <u>of</u> energy dense food from hot food takeaways is associated with weight gain and is appealing to children. It is recognised that the causes of obesity are complex and the result of a number of factors, <u>but excess weight is known to be linked to wider determinants of health, including deprivation.</u> A wide range of health experts recommend restricting the use of hot food takeaways, particularly around schools in order to create a healthier food environment. <u>The Cheshire East Joint</u></p>						

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			<p><u>Strategic Needs Assessment Excess Weight Report (June 2019) identified that initiatives aimed at reducing adult excess weight should be targeted at Crewe, and particularly within the six wards which perform worst across a range of indicators when compared with all wards nationally. These six wards comprise Crewe South, Crewe West, Crewe Central, Crewe North, Crewe East and St Barnabas. The report found that these wards were particularly affected by excess weight amongst children and highlighted a need to consider the regulation of hot food takeaways in such areas.</u> This policy therefore seeks to limit the availability of additional hot foot takeaway facilities near to secondary schools and sixth form colleges <u>in the ‘Crewe 6’ group of wards.</u> Further information can be seen in the Restaurants, Cafés, Pubs and Hot Food Takeaways Background Report [ED 50].</p> <p>9.19 The most popular time for purchasing food from takeaways is after school. The proximity to primary schools is not addressed in this policy as secondary schools and sixth form college pupils are considered to have greater mobility and independence compared to primary school pupils. Although the 400 metre distance (as the crow flies) will be taken from the school's entrance, site specific factors such as physical barriers to pedestrian movement and the number and location of other takeaways along the school route will be taken into consideration. <u>The ‘hot food take away restriction zone’ shown on the Policies Map identifies the area within 400m of a main entrance to a secondary school or sixth form college located within the ‘Crewe 6’ group of wards. The zone has been drawn to exclude any part of a defined centre.”</u></p> <p><i>Amend ‘Related documents’:</i></p> <ul style="list-style-type: none"> • Restaurants, Cafés, Pubs and Hot Food Takeaways Background Report [ED 50] (2020, Cheshire East Council) • <u>Cheshire East Joint Strategic Needs Assessment Excess Weight Report (2019, Cheshire East Council)</u> • Using the Planning System to Control Hot Food Takeaways (2013, NHS London Healthy Urban Development Unit)”
MM56	Policy RET 6 ‘Neighbourhood parades of shops’	112-113	<p><i>Delete Policy RET 6 Criterion 2:</i></p> <p>“2. Development involving the loss of existing use class E(a) and/or F2(a) shops in neighbourhood parades of shops will only be permitted where it has been demonstrated that there is no reasonable prospect of the existing class E(a) and/or F2(a) use continuing in the premises because of the absence of market demand.”</p>

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			<p><i>Delete paragraph 9.27:</i></p> <p>“9.27 To demonstrate the absence of market demand under the second clause of the policy, the council will normally expect the premises to have been properly marketed through a commercial agent for at least 12 months, at a market value that reflects the use, condition, quality and location of the premises, and that no purchaser or tenant has come forward.”</p>
MM57	Policy RET 10 'Crewe town centre'	118	<p><i>Amend the first paragraph of Policy RET 10:</i></p> <p>“The council will support opportunities for improving and regenerating Crewe town centre in the development areas defined in this policy, and <u>identified in Figure 9.1 'Crewe town centre development areas' and on the adopted Policies Map</u>. To achieve this aim, alongside applying policies relevant to all town centres, the following considerations will also apply:”</p>
MM58	Policy RET 11 'Macclesfield town centre and environs'	122-123	<p><i>Amend the first paragraph of Policy RET 11:</i></p> <p>“The council will, in principle, support opportunities for improving and regenerating Macclesfield town centre and environs as defined in Figure 9.2 'Macclesfield town centre and environs character areas' <u>and on the adopted Policies Map</u>. To achieve this aim, in addition to applying policies relevant to all town centres, the following considerations will also be taken into account in this area:”</p> <p><i>Delete existing Figure 9.2 'Macclesfield town centre and environs character areas' (see next page):</i></p>

Ref	Policy/Section	Page	Proposed Main Modification
			<p>The map displays a city layout with several distinct zones highlighted in different colors. A thick black line with circular nodes at key points connects these zones, likely representing a proposed transit or infrastructure route. The zones are labeled as follows:</p> <ul style="list-style-type: none"> Jordangate East: Purple area in the top right. Jordangate West: Blue area in the top left. Chestergate & Historic Heart: Yellow area in the center. Retail Core: Dark blue area in the center. Station Gateway: Orange area on the right side. Churchill Way Boulevard: Red area on the left side. Sunderland Street & Silk Quarter: Green area in the bottom right.

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			<p data-bbox="600 169 1711 204"><i>Insert new Figure 9.2 'Macclesfield town centre and environs character areas':</i></p> 

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MM59	Policy INF 1 'Cycleways, bridleways and footpaths'	128	<p><i>Amend Policy INF 1 Criterion 2:</i></p> <p>"2. Development proposals that involve the diversion of cycleways, footpaths or bridleways will only be permitted where the diversions provide clear and demonstrable benefits for the wider community <u>diversion is no less convenient than the existing route.</u>"</p>
MM60	Policy INF 3 'Highway safety and access'	129-130	<p><i>Amend Policy INF 3:</i></p> <p>"Highway safety and access</p> <p>1. Development proposals should:</p> <p>i. comply with the relevant Highway Authority's and other highway design guidance;</p> <p>ii. provide safe access to and from the site for all highway users and incorporate safe internal movement in the site to meet the requirements of servicing and emergency vehicles;</p> <p>iii. make sure that development traffic is <u>can be</u> satisfactorily assimilated into the operation of the existing highway network and not create unacceptable impacts on road safety that cannot be satisfactorily mitigated <u>so that it would not have an unacceptable impact on highway safety, or result in severe residual cumulative impacts on the road network;</u></p> <p>iv. incorporate measures to assist access to, from and within the site by pedestrians, cyclists and public transport users and meets the needs of people with disabilities; <u>and</u></p> <p>v. not generate movements of heavy goods vehicles on unsuitable roads, or on roads without suitable access to the classified highway network; and</p> <p>vi. incorporate appropriate charging infrastructure for electric vehicles in safe, accessible and convenient locations. For major developments, the following standards will apply:</p> <p>a. a chargepoint for every new dwelling (whether new build or change of use) with an associated car-parking space, unless this is not feasible because of excessively high grid connection costs; and</p> <p>b. one chargepoint for every five car parking spaces in the case of new, non-residential buildings.</p>

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			<p>2. In accordance with the council's local validation requirements and LPS Policy CO 4 'Travel plans and transport assessments', all development proposals that generate a significant amount of movement should be supported by a travel plan and either a transport statement or transport assessment, both of which should be submitted alongside the planning application.”</p> <p><i>Amend paragraph 10.5a:</i></p> <p>“10.5a Residential chargepoints must have a minimum power rating output of 7kW and be fitted with a universal socket that can charge all types of electric vehicle.”</p>
MM61	Policy INF 4 'Manchester Airport'	130	<p><i>Amend Policy INF 4:</i></p> <p>“Manchester Airport</p> <p>The Manchester Airport operational area is shown on the adopted policies map. In the operational area, development and uses that are necessary for the operational efficiency and amenity of the airport, <u>including operational facilities and infrastructure, passenger facilities, cargo facilities, airport ancillary infrastructure, landscaping works, and internal highways and transport infrastructure</u> will usually be permitted <u>where they accord with other policies in the development plan and provided that any adverse impacts of development have been appropriately assessed, minimised and mitigated.</u> These types of development and uses are likely to include operational facilities and infrastructure; passenger facilities; cargo facilities; airport ancillary infrastructure; landscaping works; and internal highways and transport infrastructure.”</p>
MM62	Policy INF 8 'Telecommunications infrastructure'	135	<p><i>Insert new paragraph after paragraph 10.20:</i></p> <p><u>“10.20a Policy GEN 5 'Aerodrome safeguarding' explains how the impact of proposals for telecommunications infrastructure on air traffic safety will be assessed.”</u></p>
MM63	Policy INF 10 'Canals and mooring facilities'	136	<p><i>Amend Policy INF 10 criteria 2 and 3:</i></p> <p>“2. Proposals for new moorings will be permitted where they <u>satisfy the requirements of Criterion 1, and:</u></p> <p>i. do not have an unacceptable impact on recreational users and other waterway users;</p>

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			<p>ii. do not have an unacceptable impact on water resources and navigational safety; and</p> <p>iii. the built development is of an appropriate scale and ancillary to the mooring facilities.</p> <p>3. New <u>In addition to satisfying the requirements of criteria 1 and 2, new moorings for permanent residential use will only be permitted within settlement boundaries and infill boundaries.</u>”</p>
MM64	Policy REC 1 'Green/open space protection'	140	<p><i>Amend the title of Policy REC 1:</i></p> <p>“Green/open <u>Open</u> space protection”</p> <p><i>Amend Policy REC 1:</i></p> <p>“1. Development will not be permitted that would result in the loss of green/open space (which includes all playing fields), which has recreational or amenity value; this includes:</p> <p>i. existing areas of green/open space including (but not limited to) those shown on the adopted policies map;</p> <p>ii. incidental open spaces/amenity areas too small to be shown on the adopted policies map; and</p> <p>iii. new green/open spaces provided through new development yet to be shown on the adopted policies map.</p> <p>2. <u>1.</u> Development proposals that involve the loss of green/open space <u>as defined in Criterion 2 below</u>, will not be permitted unless:</p> <p>i. an assessment has been undertaken that has clearly shown the green/open space is surplus to requirements; or</p> <p>ii. it would be replaced by equivalent or better green/open space in terms of quantity and quality and it is in a suitable location; or</p> <p>iii. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.</p>

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			<p><u>2. The types of open space to which this policy applies includes: existing areas of open space shown on the adopted Policies Map, such as formal town parks, playing fields, pitches and courts, play areas, allotments and amenity open space; other incidental open spaces, which are too small to be shown on the adopted Policies Map, but which are of public value for informal recreation or visual amenity; and open spaces provided through new development yet to be shown on the adopted Policies Map.</u></p> <p><i>Amend paragraphs 11.2-11.4:</i></p> <p>“11.2 The adopted policies map identifies the majority of areas of green/open space that should be protected from other forms of development. Some incidental open space is too small to show on the adopted policies map. The council maintains a GIS layer of green/open space and a database, which covers a number of categories ranging from formal town parks and playing fields to play areas, allotments and amenity open space. As development takes place across the borough, further green/open spaces will be created and added to this GIS layer and the database. Local green spaces can also be designated in neighbourhood plans.</p> <p>11.3 Made neighbourhood plans are part of the development plan and can show areas of valuable green/open space plus local green spaces. There is no need for the council to repeat this information in the local plan but, to ensure consistency across the rural areas, strategic areas of green/open space such as playing fields and play areas, and large amenity areas such as village greens, will be shown on the adopted policies map. Strategic/important areas of green/open space will therefore be reflected for all parishes, regardless of whether they have a neighbourhood plan in place.</p> <p>11.4 The policy reflects paragraph 97-99 of the NPPF (2021), which sets out the criteria to be satisfied should development of a green/ an open space be considered.”</p>
MM65	Policy REC 2 'Indoor sport and recreation implementation'	141	<p><i>Amend Policy REC 2 Criterion 1:</i></p> <p>“1. LPS Policy SC 2 'Indoor and outdoor sports facilities' requires all major housing developments to contribute towards indoor sport and recreation facilities <u>where necessary</u>. Developer contributions should be provided where new development will increase the demand for such facilities on the basis set out in the table below and taking account of the <u>assessment of any deficits or surpluses in the provision of sports facilities in the council's Indoor Built Facilities Strategy.</u>”</p>

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MM66	Policy REC 3 'Green space implementation'	142-143	<p><i>Amend the title of Policy REC 3:</i> “Green-Open space implementation”</p> <p><i>Amend Policy REC 3:</i></p> <p>“1. All major employment and other non-residential developments should provide green-open space as a matter of good design and to support health and well-being. The provision of green-open space will be sought on a site-by-site basis, taking account of the location, type and scale of the development.</p> <p>2. The presumption will be that green-open space provision associated with residential and non-residential development schemes will be provided on site. Off-site provision may be acceptable in limited instances, where this meets the needs of the development and achieves a better outcome in terms of green-open space delivery. This would involve the payment of a commuted sum to the council.</p> <p>3. Applicants will need to demonstrate how the management and maintenance of additional green-open space provision will be provided for in perpetuity. All areas of green-open space that are of strategic significance, for example because they will form part of a wider, connected network of green-open space, should be conveyed to the council along with a commuted sum for a minimum period of 20 years maintenance.</p> <p>4. The provision of, or contribution to, outdoor playing pitch sports facilities will be informed by the Playing Pitch Strategy and Sport England Sport Pitch Calculator. Other outdoor sports provision not covered by the Playing Pitch Strategy will be sought on a site by site basis using 10 sq.m per family home as a benchmark figure.”</p> <p><i>Amend paragraph 11.9:</i> “11.9 Housing development proposals should provide for green-open space in accordance with LPS Policy SE 6 'Green infrastructure' and associated Table 13.1.”</p> <p><i>Amend paragraph 11.12:</i> “11.12 The future maintenance of green-open space is very important, to make sure that it is able to fulfil its function and continue to have a positive impact on the locality. Consideration of the most appropriate option for longer-term maintenance will be made on a site-by-site basis. Control and management arrangements will need to be established to safeguard the green-open space for the community and its users. Areas of green-open space that are of strategic significance, for example new green-open space that will form part of a strategic green-open space network, green-open space with important nature conservation value or the provision of playing fields, will normally be expected to be transferred to the</p>

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			<p>council with a minimum of a 20-year commuted sum. In deciding which areas are strategic for the purposes of clause 3 of the policy, the council will have regard to the Cheshire East Green Infrastructure Plan. The council will generally seek 20 years maintenance; however there will be some instances where a maintenance period in excess of 20 years may be sought specifically for securing the creation of new habitats, which may take longer to achieve their target condition.”</p>
MM67	Site CRE 1 ‘Land at Bentley Motors’	147-148	<p><i>Amend Site CRE 1 Criterion 4:</i></p> <p>“4. have regard <u>avoid any harm</u> to heritage assets and their setting in accordance with LPS Policy SE 7 ‘The historic environment’ and Policy HER 7 ‘Non-designated heritage assets’ <u>and having regard to the advice on mitigation measures contained in the Heritage Impact Assessment for the site submitted with the SADPD.</u>”</p> <p><i>Amend paragraph 12.19:</i></p> <p>“12.19 The main office/showroom is a non-designated heritage asset. Any future development proposals should avoid any direct or indirect harm to the heritage asset including its setting, having regard to LPS Policy SE 7 ‘The historic environment’ and SADPD Policy HER 7 ‘Non-designated heritage assets’ <u>and the advice on mitigation measures contained in the Heritage Impact Assessment for the site submitted with the SADPD.</u>”</p> <p><i>Amend ‘Related documents’ for site allocations (after paragraph 12.12):</i></p> <ul style="list-style-type: none"> • Draft adopted policies map (2020, Cheshire East Council) [ED 02] • The Provision of Housing and Employment Land and the Approach to Spatial Distribution (2020, Cheshire East Council) [ED 05] • Site Selection Methodology Report (2020, Cheshire East Council) [ED 07] • Employment Allocations Review (2020, Cheshire East Council) [ED 12] • Gypsy, Traveller and Travelling Showpeople Site Selection Report (2020, Cheshire East Council) [ED 14] • Settlement reports (2020, Cheshire East Council) [ED 21] to [ED 44] • <u>Heritage Impact Assessments of Sites in Local Plan Site Selection [ED 48]</u> • Local Service Centres Safeguarded Land Distribution Report (2020, Cheshire East Council) [ED 53]”

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MM68	Site CRE 2 'Land off Gresty Road'	148-149	<p><i>Amend Site CRE 2 Criterion 3:</i></p> <p>“3. maintain the area of existing woodland, unless it can be demonstrated that there are clear overriding reasons for any loss and the provision is made for net environmental gain by appropriate mitigation, compensation or offsetting in line with LPS Policy SE 5 'Trees, hedgerows and woodland'. <u>This may include essential drainage infrastructure, where this is justified and complies with the biodiversity mitigation hierarchy in the NPPF;</u>”</p> <p><i>Amend Site CRE 2 Criterion 6:</i></p> <p>“6. provide unobstructed access to Gresty Brook and an undeveloped 8 metre buffer zone for maintenance and emergency purposes, <u>except for possible sustainable drainage infrastructure within the buffer area where this is compatible with ensuring access for maintenance and emergency purposes;</u>”</p> <p><i>Amend Site CRE 2 Criterion 8:</i></p> <p>“8. include measures to improve walking and cycling routes to the site, including along Crewe Road and Gresty Road.”</p> <p><i>Amend paragraph 12.26:</i></p> <p>“12.26 Proposals should also seek to maintain the area of existing woodland on the site, unless it can be demonstrated that there are clear overriding reasons for any loss. <u>This may include the provision of essential drainage infrastructure provided that this is justified and complies with the biodiversity mitigation hierarchy in paragraph 180(a) of the NPPF.</u> If it can be demonstrated that there are overriding reasons for any loss, appropriate mitigation, compensation or offsetting will be required in line with LPS Policy SE 5 'Trees, hedgerows and woodland'.”</p> <p><i>Amend paragraph 12.28:</i></p> <p>“12.28 The site is greenfield and Gresty Brook runs along its northern boundary. The majority of the site is in flood zone 1, although there is a small area of the site in the northeast corner that is in flood zone 2. Any proposed development should have regard to this area of flood risk. An undeveloped buffer of 8 metres should be maintained along Gresty Brook for access and maintenance purposes but also to make sure that disturbance to the brook and its environs is minimised for ecological reasons. <u>As an exception, sustainable drainage infrastructure may be justified in the buffer area provided that this is compatible with the need to ensure access for maintenance and emergency purposes.</u>”</p>

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			<p><i>Amend paragraph 12.30:</i></p> <p>“12.30 Access to the site from Gresty Road may require the relocation/alteration of the existing bus stop facility. Measures to improve walking and cycling routes to the site should be provided, including along Gresty Road and Crewe Road.”</p>
MM69	Site MID 2 ‘East and west of Croxton Lane’	151	<p><i>Amend Site MID 2 Criterion 4:</i></p> <p>“4. provide for improvements to the surface of <u>the canal towpath to encourage its use as a traffic-free route for pedestrians and cyclists between the site and town centre, where this meets the test for planning obligations as set out in the NPPF and CIL Regulations.</u>”</p> <p><i>Insert new paragraph after paragraph 12.45:</i></p> <p>“<u>12.45a Improvements to the surface of the canal towpath should be included in any future planning application to encourage its route for pedestrians and cyclists, provided that any such requirement meets the tests set out in paragraph 57 of the NPPF and Regulation 122 of the CIL Regulations 2010.</u>”</p>
MM70	Site PYT 3 ‘Land at Poynton High School’	156	<p><i>Amend paragraph 12.68:</i></p> <p>“12.68 The intention would be to mitigate the loss of the playing field with the provision of a new 3G pitch through measures including qualitative improvements to the remaining playing field area at Poynton High School, adjacent to the existing leisure centre on land that is not classed as an existing playing field. The Cheshire East Local Football Facility Plan (December 2018) <u>also highlights a new floodlit 11v11 3G football turf pitch at Poynton High School as a priority project for potential investment.</u>”</p>
MM71	Site PYT 4 ‘Former Vernon Infants School’	157	<p><i>Amend Site PYT 4 Criterion 1:</i></p> <p>“1. enhance the retained playing field and provide changing rooms, drainage and parking facilities <u>mitigate the loss of playing field land by its replacement to an equivalent or better quality, in a suitable location, along with qualitative improvements to the remaining playing field;</u>”</p> <p><i>Amend paragraph 12.72:</i></p> <p>“12.72 The former Vernon Infants School site (0.56ha <u>0.76ha</u>) presents the opportunity for a sustainably located, high quality residential scheme, and is particularly suitable for retirement homes. It is situated very close to the town centre, with surrounding land uses including residential.”</p>

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MM72	Chapter 13: Monitoring and implementation	168	<p><i>Amend paragraphs 13.1 and 13.2 and insert new footnote:</i></p> <p>“13.1 To enable the council to take a flexible approach to the monitoring of the Local Plan, a separate Local Plan Monitoring Framework (LPMF) has been published, which replaces the monitoring framework contained in Table 16.1 of the LPS. This will allow the council to update and/or amend the LPMF as local plan documents are adopted or revised, as well as respond to changes in availability of information sources, whilst continuing to effectively monitor the implementation of the local plan. A monitoring framework (SADPD MF) has been developed, which is set out in Table 13.1, to effectively monitor the policies of the SADPD. It lists the core monitoring indicators that will appear in the council’s yearly Authority Monitoring Report (AMR) in relation to policies set out in the SADPD and adds to the monitoring framework contained in Table 16.1 of the LPS.</p> <p>13.2 The LPMF should be read alongside the local plan documents. It explains how achievement of the strategic priorities and policies in the local plan will be measured, by assessing performance against a wide range of monitoring indicators. The results of this assessment will be presented in a yearly authority monitoring report, produced and published by the council. This process will enable the council to assess whether the local plan is being implemented effectively, and will highlight any issues that could prompt revision of the local plan. The SADPD MF includes, where appropriate, targets to be achieved, triggers and proposed actions. Where it would appear through monitoring that targets are not being met, it may be necessary to:</p> <ul style="list-style-type: none"> • review the policies in the Local Plan^[new footnote] to see if they need to be amended in order to deliver the Strategic Priorities of the LPS • consider alternative strategies • take appropriate management action to remedy the cause of under-performance.” <p>“New footnote: The NPPF (2021) paragraph 33 states ‘Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.’”</p>

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			<p><i>Insert new paragraph after paragraph 13.2:</i></p> <p><u>“13.3 The need to update policies or take appropriate management action will consider evidence on likely future delivery, for example information on granting of planning permissions and feedback from developers on the prospects for the implementation of schemes. Any recommended actions will be set out in the AMR.”</u></p> <p><i>Insert new Table 13.1 ‘SADPD monitoring framework’ and new footnote:</i></p>				
	<u>Indicator No.</u>	<u>Indicator</u>	<u>Target</u>	<u>Trigger^[New footnote]</u>	<u>Proposed action for target not being met</u>		
<u>MF19</u>	<u>Employment land supply</u>	<u>Maintain a continuous supply to support growth of the local economy</u>	<u>Inability to maintain a continuous employment land supply to support growth of the local economy.</u>	<u>Consider as part of five-year plan review.</u>			
<u>MF20</u>	<u>Town centre use floorspace completions - amount and sequential location</u>	<u>Majority of completions to be located in town centres</u>	<u>Majority of completions for town centre uses not located in a town centre. Approval of large format retail outside of town centre boundary on</u>	<u>Review reasons for decision. Consider as part of five-year plan review.</u>			

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						<u>an unallocated site.</u>	
			<u>MF21</u>	<u>Number of vacant retail units in town centres</u>	<u>CE average yearly vacancy rate to be below the national vacancy rate</u>	<u>CEC average yearly vacancy rate persistently above the national average.</u>	<u>Examine reasons for decline in performance of town centre. Consider as part of five-year plan review.</u>
			<u>MF22</u>	<u>Primary shopping area units - use class breakdown</u>	<u>Maintain the majority of primary shopping areas in E(a) use</u>	<u>Majority of primary shopping areas not in E(a) use.</u>	<u>Consider as part of five-year plan review.</u>
			<u>MF23</u>	<u>Breakdown of categories of buildings in town centres</u>	<u>Maintain most of the town centre in convenience and comparison uses.</u>	<u>Most of the town centre not in convenience or comparison use.</u>	<u>Consider as part of five-year plan review.</u>
			<u>MF24</u>	<u>Neighbourhood parades of shops - use class breakdown</u>	<u>Maintain the role of the Neighbourhood Parades of shops in line with Policy RET 6 'Neighbourhood</u>	<u>Persistent loss of E(a) and/or F2(a) use.</u>	<u>Consider as part of five-year plan review.</u>

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					<u>parades of shops'</u>			
			<u>MF25</u>	<u>Progress on major regeneration schemes</u>	<u>Description of progress of schemes to completion, and inclusion of any new schemes</u>	<u>Stalled regeneration schemes.</u>	<u>Discuss with the Economic Development Team.</u> <u>Consider as part of five-year plan review.</u>	
			<u>MF26</u>	<u>Housing completions by location from 2010</u>	<u>For completions to meet the spatial distribution outlined in LPS Policy PG 7 'Spatial distribution of development'.</u>	<u>Completions persistently not meeting the spatial distribution.</u>	<u>Consider as part of five-year plan review.</u>	
			<u>MF27</u>	<u>Types of dwelling completed</u>	<u>To meet the requirements identified in the Residential Mix Assessment</u>	<u>Requirements of the Residential Mix Assessment not met.</u>	<u>Consider as part of five-year plan review.</u>	
			<u>MF28</u>	<u>Sizes of dwelling completed, by</u>	<u>To meet the requirements identified in the</u>	<u>Requirements of the Residential Mix</u>	<u>Consider as part of five-year plan review.</u>	

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				<u>number of bedrooms</u>	<u>Residential Mix Assessment</u>	<u>Assessment not met.</u>		
			<u>MF29</u>	<u>Self-build and custom-build homes permissions</u>	<u>Within 3 years, meet the demand established by reference to the number of entries added to the council's Part 1 register during each (yearly) base period.</u>	<u>Demand not being met.</u>	<u>Consider as part of five-year plan review.</u>	
			<u>MF30</u>	<u>Density of new housing developments (dwellings per hectare)</u>	<u>Residential development proposals are generally expected to achieve a net density of at least 30 dwellings per hectare</u>	<u>Majority of proposals below 30 dwellings per hectare.</u>	<u>Consider as part of five-year plan review.</u>	
			<u>MF31</u>	<u>Number of designated heritage assets</u>	<u>No reduction in the number of designated heritage assets</u>	<u>Reduction in number of heritage assets.</u>	<u>Discuss with the Environmental Planning Team. Consider as part of five-year plan review.</u>	

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			<u>MF32</u>	<u>Number of designated heritage assets at risk</u>	<u>To seek an on-going reduction in the number of heritage assets at risk during the plan period so that the overall number is less in 2030 than it was at the start of the Plan period, where there were 30 designated heritage assets at risk</u>	<u>The number of heritage assets at risk is over 30 at 2030.</u>	<u>Discuss with the Environmental Planning Team. Consider as part of five-year plan review.</u>
			<u>MF33</u>	<u>Number of planning applications approved contrary to EA advice on water quality grounds</u>	<u>Zero applications</u>	<u>Planning application approved contrary to EA advice on water quality grounds.</u>	<u>Review reasons for decision. Consider as part of five-year plan review if necessary.</u>
			<u>MF34</u>	<u>Number of planning applications approved contrary to EA advice on flood risk</u>	<u>Zero applications</u>	<u>Planning application approved contrary to EA advice on flood risk.</u>	<u>Review reasons for decision. Consider as part of five-year plan review if necessary.</u>

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			MF35	<u>Ecological and chemical river quality</u>	<u>To achieve good status for all water bodies</u>	<u>Water body status persistently below good.</u>	<u>Consider as part of five-year plan review.</u>
			MF36	<u>Highest, lowest and average air quality in Air Quality Management Areas</u>	<u>Reduction of specific pollutants through the lifetime of the Plan</u>	<u>Increase in specific pollutants.</u>	<u>Discuss with Environmental Protection Team to identify mitigation measures to address impacts of air quality. Consider as part of five-year plan review.</u>
<p><u>“New footnote: 51% is considered to be a majority. To indicate a trend (or change in trend), and hence to determine persistency, there needs to be at least five years of an increase/decrease in figures.”</u></p> <p><i>Delete ‘Related documents’:</i></p> <p>“Related documents</p> <ul style="list-style-type: none"> • Local Plan Monitoring Framework (2020, Cheshire East Council) [ED 54]” 							

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MM73	Chapter 14: Glossary	172- 174	<p><i>Insert new Glossary entry for 'Intermediate housing':</i></p> <p><u>"A form of affordable housing at prices and rents above those of social rent, but below market price or rents, and which meets the criteria for affordable housing in the NPPF. These include shared equity products, other low-cost home ownership products and housing at intermediate rent."</u></p> <p><i>Amend Glossary entry for 'Local urban centre':</i></p> <p>"Defined area comprising of a range of shops and services that generally function to meet local, day-to-day shopping needs, sometimes including small supermarkets. Local urban centres do not fall within the definition of town centres."</p> <p><i>Insert new Glossary entry for 'Major development':</i></p> <p><u>"Major development is defined as: residential developments of 10 or more dwellings or a site area of more than 0.5ha; retail, commercial or industrial or other developments with a floorspace of more than 1,000 square metres or a site area of more than 1ha."</u></p> <p><i>Insert new Glossary entry for 'Older people':</i></p> <p><u>"People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with support or care needs."</u></p> <p><i>Insert new Glossary entry for 'Pitch/Plot':</i></p> <p><u>"A pitch is an area of land generally home to one household on a Gypsy and Traveller Site. A plot means a pitch on a Travelling Showperson site (often called a 'yard'). This terminology differentiates between residential pitches for Gypsies and Travellers and mixed-use plots for Travelling Showpeople, which may/will need to incorporate space or to be split to allow for the storage of equipment."</u></p> <p><u>For the purposes of the allocations included in the SADPD: a pitch is made up of one chalet or mobile home and one touring caravan for a single household; there will usually be a separate amenity block,</u></p>

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			<p><u>which will include a toilet, and washing and cooking facilities; and plots for Travelling Showpeople are likely to require a larger area, due to the additional space needed for the storage of equipment.”</u></p> <p><i>Include new Glossary entry for ‘Wheelchair accessible dwelling’:</i></p> <p><u>“Defined in Building Regulations Approved Document M as Category 3 dwelling constructed to be suitable for immediate occupation by a wheelchair user where the planning authority specifies that optional requirement M4(3)(2)(b) applies.”</u></p> <p><i>Include new Glossary entry for ‘Wheelchair adaptable dwelling’:</i></p> <p><u>“Defined in Building Regulations Approved Document M as Category 3 dwelling constructed with the potential to be adapted for occupation by a wheelchair user where optional requirement M4(3)(2)(a) applies”</u></p>