

21/05/14 16:13

Comments

Local Plan Strategy Submission Document (14/03/14 to 25/04/14)

Comment by	Transition Wilmslow ()
Comment ID	SUB1252
Response Date	25/04/14 13:27
Consultation Point	13.16 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

In respect of this representation, do you consider the Local Plan Strategy is:

(2) Sound No

Please give details of why you consider the Local Plan Strategy is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan Strategy or its compliance with the duty to co-operate, please also use this box to set out your comments.

Proposed new policy: Food Production and the Farm Economy. Food production and concern for food security is likely to increase in importance during the period covered by the Local Plan. A free-standing policy is required on food production and the farm economy to give this issue proper recognition within the Plan. This policy would incorporate the point about protecting best and most versatile agricultural land (i.e. Grades 1, 2, and 3a), in line with National policy (as currently included within Policy SE.2 Point 4, . However, in the case of Cheshire this standard policy is not sufficient in itself. Some of the most productive grasslands in Europe are found on heavier, Grade 3b, soils in Cheshire and they deserve protection. Furthermore, the dairy industry is particularly vulnerable to disruption of farm structure, for example by infrastructure development and policy needs to refer not simply to soil conservation but also the need to minimise disruption to farm operations from development, and with that efficiency and profitability of food production. Transition Wilmslow is supportive of the localism agenda and that includes minimising food miles. Artisan markets provide a valuable outlet for local farmers and we would like to see a supportive policy for that. In this section we would also like to see reference to the benefits of home-grown food production, and especially the contribution of allotments and urban food growing for healthy lifestyles and social cohesion. Policies are needed to safeguard allotments and support urban food growing.

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of modification at examination). You need to say why this modification will make the Local Plan Strategy legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Proposal for new policy: Food Production and Farm Economy. Food production and concern for food security is likely to increase in importance during the period covered by the Local Plan. A free-standing policy is required on food production and the farm economy to give this issue proper recognition within the Plan.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination (in relation to this representation)? Yes

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Transition Wilmslow, in common with the Transition Towns? movement more widely, has a specific interest in localism and strengthening the resilience of communities to address current challenges, and especially the growing impact of climate change. The suggested policy changes reflect our own distinctive policy emphasis on the importance of local food production for food security

Comment by	Transition Wilmslow ()
Comment ID	SUB1279
Response Date	25/04/14 13:56
Consultation Point	8.77 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

In respect of this representation, do you consider the Local Plan Strategy is:

(2) Sound No

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Transition Wilmslow agree with the principles set out in paragraph 8.77. and with the exception of the New Settlement contribution at the North Cheshire Growth Village, the indicative distribution for the levels of the settlement hierarchy in the Borough. In the light of pressure on the North of the Borough and its implication son the Green Belt we believe that more consideration could have been given to areas other than those listed in Table 8.4. We consider that there is scope for further growth in Local Service Centres. For example where it is well connected to transport networks with road and rail and where some minimal release of land from the Green Belt in less sensitive areas could make a major contribution to the viability and effectiveness of the settlement.

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Removal of New Settlements North Cheshire Growth Village from Table 8.3 Indicative Distribution of Development

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination (in relation to this representation)? Yes

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We consider that our observations on the ?spatial distribution? are a necessary complement and integral to the critique which we have applied to the spatial strategy.

Comment by	Transition Wilmslow ()
Comment ID	SUB1284
Response Date	25/04/14 13:59
Consultation Point	8.85 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

In respect of this representation, do you consider the Local Plan Strategy is:

(2) Sound No

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Transition Wilmslow accept that there can be considerable benefits of adopting a growth village concept and acknowledge CEC?s desire to follow government guidelines in maximising the use of their land assets. However we do not agree that there are exceptional circumstances to justify adopting such a development given the importance of this locality in fulfilling the purpose of the North Cheshire Green Belt. In addition we suggest that such a major development in this location could detract from the priority to revitalise and regenerate Macclesfield, and whether greater concentration of activity there (bearing in mind the substantial balanced travel to work flows between Macclesfield and the Manchester conurbation) could better underpin growth in the Macclesfield area. Furthermore, we consider that the Local Plan process offers a critical opportunity to change the economic geography of Cheshire East and its relationship to the Greater Manchester conurbation and the Mersey Belt by continuing the long established of containment close to the Greater Manchester boundary, whilst refocusing investment led regeneration in Macclesfield and Crewe .

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We consider that our observations on the ?spatial distribution? are a necessary complement and integral to the critique which we have applied to the spatial strategy.

Comment by	Transition Wilmslow ()
Comment ID	SUB1298
Response Date	25/04/14 14:20
Consultation Point	Policy PG 3 Green Belt (View)
Status	Processed
Submission Type	Web
Version	0.1

In respect of this representation, do you consider the Local Plan Strategy is:

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Transition Wilmslow recognises that development pressures are intense in the northern part of East Cheshire. The North Cheshire Green Belt has consistently applied a policy of restraint for the last 50 years since the original North Cheshire Green Belt was formally submitted to the Government in 1961. It was established to contain the southern spread of the Greater Manchester Conurbation, to maintain the integrity of settlements in North Cheshire, and to protect the open countryside. We believe that the need for, and functionality, of the Green Belt in this area has been reinforced by recent impending development on the former Woodford aerodrome site, the current Airport City development at Manchester Airport and the further development to release Green Belt land at sites CS 26, 27,30,34,35,and 36 (PG 3 Section 5). The removal of open land, which provides the buffer and sense of open space, negates the reason for its designation, increases the threat of further coalescence and makes the preservation of the existing Green Belt even more important. We therefore do not consider that the Council has demonstrated there are exceptional circumstances for removal of these areas from the Green Belt as it would negate three of the five purposes outlined in Paragraph 80 the National Planning Policy Framework: to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns merging into one another; and to assist in safeguarding the countryside from encroachment. In addition we consider that the comment in the third paragraph of page 87 in the ?Council?s Consultation Response by Consultation Point?report (on its assessment of relevant issues)

where it states 'The scale of the overall Green Belt is not fundamentally changing and the detailed boundary alterations proposed amount to less than 1% of the Green Belt in Cheshire East' is relevant. It is not the scale of the loss but the significance of the effect that the loss has on the area that is important.

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Removal of site viii CS 30 'North Cheshire Growth Village , Handforth East' and site xii CS34 (Safeguarded) 'North Cheshire Growth Village, Handforth East' from PG3 Section 5

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination (in relation to this representation)? Yes

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We consider that our observations on the need to maintain the North Cheshire Green Belt are complementary, and indeed integral to our critique of the Spatial Strategy. Furthermore we are in a position to add value to this debate because during 2013, Transition Wilmslow carried out a systematic landscape character assessment of all the countryside in the Civil Parish of Wilmslow i.e. Wilmslow, Handforth and Styal

Comment by	Transition Wilmslow ()
Comment ID	SUB1300
Response Date	25/04/14 14:23
Consultation Point	8.46 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

In respect of this representation, do you consider the Local Plan Strategy is:

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Transition Wilmslow welcome the Green Belt assessment and particularly the strategic assessment of land parcels in the Green Belt. We consider the methodology for the spatial assessment to be essentially sound although we note that it takes no account of constraints due to flooding or the Cheshire East Landscape Assessment. However we remain concerned that the Green Belt Assessment postdates the initial compilation of prospective development sites. The Council has subsequently stated that 'the Green Belt is an important issue in determining the sites selection, but it is not the determinate issue.

The Council has stated that "the results of the Green Belt Assessment have been considered alongside all other considerations" (Paragraph 4 page 87 Consultation Response by Consultation Point). In the absence of a transparent process for selecting the sites for removal we do not consider that the process is sound. In particular the location of the new North Cheshire Growth Village is particularly questionable given that the Green Belt Assessment indicates that it makes a major contribution to the Green Belt in terms of the gap between Handforth, Wilmslow, the Greater Manchester conurbation and safeguarding the countryside.

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We consider that our observations on the need to maintain the North Cheshire Green Belt are complementary, and indeed integral to our critique of the Spatial Strategy. Furthermore we are in a position to add value to this debate because during 2013, Transition Wilmslow carried out a systematic landscape character assessment of all the countryside in the Civil Parish of Wilmslow i.e. Wilmslow, Handforth and Styal

Comment by	Transition Wilmslow ()
Comment ID	SUB1318
Response Date	25/04/14 14:32
Consultation Point	8.51 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

In respect of this representation, do you consider the Local Plan Strategy is:

(2) Sound No

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Transition Wilmslow welcome, in principle, the proposal for revision to the Green belt around Crewe and in particular the need to protect the identity of Nantwich. However further consideration would

have to be given to these revisions if the Council accepted Transition Wilmslow's proposal that Crewe be considered as a 21st century New Town/Garden City.

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Further consideration would have to be given to proposed revisions if the Council accepted Transition Wilmslow's proposal that Crewe be considered as a 21st century New Town/Garden City.

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At each stage in the consultation process we have advocated a more robust approach to the regeneration of Crewe through the vehicle of a 21st Century New Town/Garden City. This suggestion has been consistently ignored by Cheshire East. We have been encouraged in our advocacy of a New Town/ Garden City by the Town and Country Planning Association and we consider that this proposal, together with any associated implications for Green Belt boundaries deserves a public hearing and serious consideration.