

CHESHIRE EAST COUNCIL

COUNCIL

Date of meeting: 9 December 2008
Report of: Chris McCarthy Interim Strategic Director Places
Title: Cheshire East Local Development Scheme

1.0 Purpose of Report

- 1.1 The purpose of this report is to reconsider the Draft Local Development Scheme for Cheshire East.

2.0 Decision Required

- 2.1 To agree the submission of the amended Draft Local Development Scheme to the Secretary of State for Communities and Local Government.

3.0 Financial Implications for Transition Costs

- 3.1 None.

4.0 Financial Implications 2009/10 and beyond

- 4.1 The costs of the Local Development Scheme will be in staff time. The implementation of the programme will require substantial staff and budgetary resources.

5.0 Legal Implications

- 5.1 The preparation of a Local Development Scheme and certain Local Development Framework documents is a statutory requirement set out in the 2004 Planning and Compulsory Purchase Act. The Transitional Regulations require Cheshire East to submit a Local Development Scheme to the Secretary of State for Communities and Local Government before end of December 2008.

6.0 Risk Assessment

- 6.1 The Draft Local Development Scheme contains a full Risk Assessment. Final approval of the Scheme rests with the Secretary of State.

7.0 Background and Options

- 7.1 Local Development Schemes are a feature of the reformed local planning system introduced by the Planning and Compulsory Purchase Act (2004). The introduction of the Local Development Scheme was a direct response by Government to ensure that Local Development Frameworks are better managed, with local development documents being prepared and reviewed more quickly than development plans under the old system.
- 7.2 The Local Development Scheme is a public statement of the local planning authority's programme for the production of local development documents. For local authorities, the Local Development Scheme serves as a programme management tool, encouraging the successful and timely delivery of a number of inter-related projects (local development documents). The Local Development Scheme is essentially a three year project plan, with the timetable of milestones used to manage resources, drive progress, and inform stakeholders
- 7.3 At Cheshire East Cabinet on 2nd December 2008 it was resolved:
- "That approval be given to the amended Draft Local Development Scheme and to the further amendments now circulated, for approval by Council on 9th December 2008."
- 7.4 The amended draft Local Development Scheme is attached as Appendix 1 to this report.
- 7.5 The amended draft Local Development Scheme proposes that the work programme for the first three years should comprise:
- Core Strategy – sets out the Vision, Objectives, Core Strategy and Core Policies for the spatial development of the area.
 - Site Allocations- contains detailed policies and proposals to deliver and guide land allocated for specific purposes.
 - Minerals Allocations - Contains the detailed development control policies and allocations for Minerals development, where applicable.
 - Congleton Town Centre Area Action Plan, when the Core Strategy is sufficiently advanced.
 - Middlewich Canal Corridor Area Action Plan, when the Core Strategy is sufficiently advanced.
 - A range of Supplementary Planning Documents.

- 7.6 A full Risk Assessment of the Document has been carried out and is set out in Section 12. The key risks identified are: Staff turnover /inability to recruit / loss of staff /staff motivation / staff absence; National / regional changes to policy through Planning Policy Statements/Regional Spatial Strategy etc; adequate staff/ financial resources being put in place.
- 7.7 The Local Development Framework needs to be based on a sound, relevant and up to date evidence base. This evidence base is the information that will be used to support the policies contained within the LDF The draft Local Development Scheme (Section 8) accordingly identifies a number of documents which will be prepared or updated to provide the evidence base for the Cheshire East Local Development Framework.

8.0 Overview of Day One, Year One and Term One Issues

- 8.1 The Local Development Scheme needs to be submitted by the end of 2008 and agreed as soon as possible prior to Vesting Day to inform planning policy preparation work towards the Core Strategy and other elements of the Local Development Framework.

9.0 Reasons for Recommendation

- 9.1 To meet the statutory requirement for submission of the Local Development Scheme before the end of December 2008.

For further information:

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