

Cabinet Members for Prosperity, Performance & Capacity and Procurement, Assets & Shared Services Agenda

Date: Tuesday, 29th September, 2009
Time: 10.00 am
Venue: Committee Suite 3, Westfields, Middlewich Road, Sandbach
CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

1. **Apologies for Absence**
2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any personal and/or prejudicial interests in any item on the agenda

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a total period of 10 minutes is allocated for members of the public to address the meeting on any matter relevant to the work of the meeting. Individual members of the public may speak for up to 5 minutes but the Chairman will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers.

During public speaking time, members of the public may ask questions of the appropriate Cabinet Member who has responsibility for the matter in question. Where a member of the public wishes to ask a question of a Cabinet Member at an executive meeting, 3 clear working days' notice must be given to the Democratic Services Manager.

Contact: Paul Mountford, Democratic Services
Tel: 01270 529749
E-Mail: paul.mountford@cheshireeast.gov.uk

4. **Draft Statement of Community Involvement** (Pages 1 - 34)

To consider the draft Statement of Community Involvement for the purposes of public consultation

5. **Crewe and Nantwich Area : Draft Strategic Housing Land Availability Assessment** (Pages 35 - 36)

To consider the draft Strategic Housing Land Availability Assessment for the Crewe and Nantwich area for the purposes of public consultation.

6. **Exclusion of the Press and Public**

The report relating to the remaining item on the agenda has been withheld from public circulation and deposit pursuant to Section 100(B)(2) of the Local Government Act 1972 on the grounds that the matter may be determined with the press and public excluded.

The Committee may decide that the press and public be excluded from the meeting during consideration of the following item pursuant to Section 100(A)4 of the Local Government Act 1972 on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 and public interest would not be served in publishing the information.

PART 2 – MATTERS TO BE CONSIDERED WITHOUT THE PUBLIC AND PRESS PRESENT

7. **Disposal of Land at Lodmore Lane, Burleydam for Affordable Housing** (Pages 37 - 46)

To consider the disposal of land at Lodmore Lane, Burleydam to a Housing Association for the provision of affordable housing.

CHESHIRE EAST COUNCIL

Cabinet Member for Performance and Capacity

Date of Meeting: 29 September 2009
Report of: John Knight, Head of Planning and Policy
Subject/Title: Draft Statement of Community Involvement

1.0 Report Summary

- 1.1 The Statement of Community Involvement (SCI) is a public statement of the local planning authority's procedures and intentions regarding community involvement in the production of Local Development Documents (LDD's), and Development Management decisions, giving information on when and how consultation will take place. It is intended to set out how Cheshire East Council will involve all sectors of the community: businesses, local residents, landowners, statutory agencies, and voluntary or community groups in the planning process.
- 1.2 The draft SCI indicates that the Council will engage communities from an early stage in the preparation of LDD's and throughout the process, with consultation being tailored to engage appropriate parts of the community at various stages of plan preparation. This is considered essential to achieve local ownership and legitimacy for the policies that will shape the future distribution of land uses and development in Cheshire East.

2.0 Recommendations

- 2.1 That
- (1) the draft Statement of Community Involvement (SCI) be approved for the purposes of public consultation; and
 - (2) the results of the public consultation, and any recommended modifications to the draft SCI that may result, be reported to Cabinet for a resolution to adopt as part of the Council's Local Development Framework (LDF).

3.0 Reasons for Recommendations

- 3.1 To allow for public consultation on the SCI to be undertaken, and in the future for this document to be formally adopted as an LDD and so form part of the Council's Local Development Framework.

4.0 Wards Affected

- 4.1 All wards in Cheshire East

5.0 Local Ward Members

5.1 All Members

**6.0 Policy Implications including - Climate change
- Health**

6.1 It is not considered that the SCI will have any policy implications for climate change and health. The SCI makes it clear that the Council favours electronic means of consultation wherever possible as a means of reducing resource use.

7.0 Financial Implications for Transition Costs (Authorised by the Borough Treasurer)

7.1 None

8.0 Financial Implications 2009/10 and beyond (Authorised by the Borough Treasurer)

8.1 The costs of public consultation and the ultimate adoption of the SCI, including notification letters, will be met within the existing 2009/10 budget for Spatial Planning

9.0 Legal Implications (Authorised by the Borough Solicitor)

9.1 The preparation of a Statement of Community Involvement and certain Local Development Framework documents is a statutory requirement set out in the 2004 Planning and Compulsory Purchase Act. The proposals for consultation set out in the SCI exceed the minimum requirements detailed in the Town and Country Planning (Local Development) (England) Regulations 2004, as amended.

10.0 Risk Management

10.1 There is unlikely to be any risk associated with public consultation of this document provided that the statutory requirements of the SCI preparation and consultation process are met.

11.0 Background and Options

11.1 The Statement of Community Involvement is a feature of the reformed local planning system introduced by the Planning and Compulsory Purchase Act (2004). The introduction of the Statement of Community Involvement was a direct response by Government to ensure that the community plays a greater role in the production of the Local Development Framework and in the taking of Development Management decisions. The draft SCI is attached in Appendix 1.

11.2 The main proposals of the draft SCI are as follows:

- To involve all sectors of the community from an early stage in the production of planning policy documents so that they input into the challenges, needs, requirements, options, and alternatives identified in these documents;
- To maintain an LDF consultation database so that all interested individuals and bodies are involved throughout the remaining stages of LDD production;
- To use a range of methods of consultation as appropriate including press notices/releases, meetings, focus groups, workshops, exhibitions, questionnaires and theme based forums;
- To favour the use of electronic means of consultation wherever possible via the use of emails and the Council's website;
- To seek to engage in joint consultations with other relevant strategies wherever possible, such as the Sustainable Community Strategy, to save resources, provide a more comprehensive approach and avoid consultation fatigue;
- To signpost the existence of the Neighbour Notification and Publicity for Planning Applications Protocol;
- To encourage applicants to undertake pre-application discussions prior to the submission of planning applications; and
- To commit the Council to periodically monitoring and reviewing the success of the consultation techniques it has used.

12.0 Overview of Year One and Term One Issues

- 12.1 The Statement of Community Involvement should be brought into effect to provide the basis for consultation for the Cheshire East Local Development Framework and will be reviewed when necessary.

13.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Stuart Penny
Designation: Spatial Planning
Tel No: 01244 973347
Email: Stuart.Penny@cheshireeast.gov.uk

Background Documents:

- Planning Policy Statement 12: Local Spatial Planning, Communities and Local Government, 2008;
- The Town and Country Planning (Local Development) (England) Regulations 2004;
- The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008;

- The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009



Appendix

Draft

Statement of Community Involvement

September 2009

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1. Introduction

This Statement of Community Involvement (SCI) is part of the Local Development Framework (LDF) for Cheshire East Council. It is intended to set out how the Council will involve all sectors of the community: businesses, local residents, landowners, statutory agencies or community groups in the planning process – both in the preparation and revision of Local Development Documents (LDDs), and in the decision making process for planning applications.

Communities will be engaged at an early stage in the preparation of LDDs, and will continue to be consulted throughout the process. This is essential to achieve local ownership and legitimacy for the policies that will shape the future distribution of land uses and development in Cheshire East. The Council will continue to involve communities throughout the process of preparing LDDs, and will tailor consultation techniques to engage the appropriate parts of the community at the various stages of plan preparation. Consultation may be undertaken to provide information, to raise awareness of a particular issue, to obtain feedback or opinion on particular issues, and to ensure that the concerns of the public are consistently understood and considered. Consultation will also allow the Council to work in partnership with stakeholders on each aspect of any decision, including the development of alternative options and the identification of a preferred solution.

It must be recognised, however, that local planning authorities have to make difficult decisions and that achieving a consensus may not always be possible. The outcomes from public consultation have to be considered in the context of a wide evidence base of planning related information and existing strategic policy at the national, regional and local level.

2. Local Development Framework

The Cheshire East LDF will comprise a portfolio of LDDs including Development Plan Documents (DPDs), which have been subject to independent testing and form part of the Statutory Development Plan, and any Supplementary Planning Documents (SPDs), which are not subject to independent testing.

2.1 Development Plan Documents

DPDs, together with the Regional Spatial Strategy (RSS), will form the statutory development plan for the Borough, as set out in Figure 1. This will provide the main basis upon which decisions on planning applications will be made. Until the DPDs are produced the policies contained in the Local Plans for Congleton, Crewe & Nantwich, and Macclesfield will continue to be applied, as will those policies in the Cheshire Structure Plan, and the Minerals and Waste Local Plans not replaced by the RSS.

DPDs must be in conformity with the RSS, and with national guidance as set out in the Department for Community and Local Government (DCLG) published Planning Policy Statements (PPS), and Planning Policy Guidance (PPG). They will be subject to independent assessment at an Examination by an Inspector, whose report will be binding.

DPDs include the following documents:

Core Strategy – The Core Strategy sets out the overall vision for how Cheshire East and its places will develop over the next 15 to 20 year period. It identifies the key issues to be addressed and sets out how much development is intended to happen, where, when, and by what means it will be delivered. It can also identify the location of key strategic development sites.

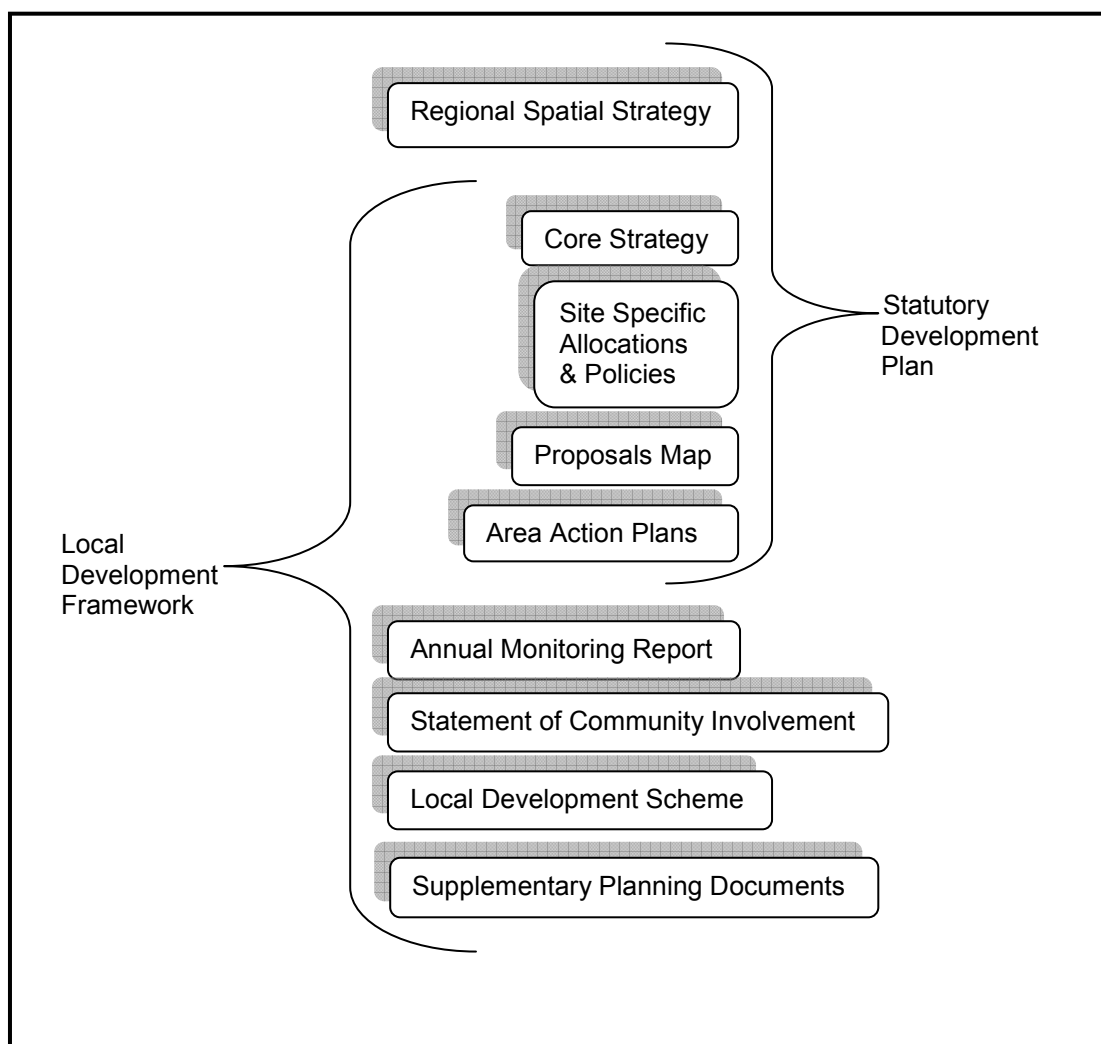
Site Specific Allocations – The Site Specific Allocations Document identifies the sites allocated for development to meet the requirements of the Core Strategy.

General Policies – The General Policies Document identifies a suite of policies which set out the criteria against which planning applications for the development and use of land and buildings will be considered in accordance with the vision and spatial strategy set out in the core strategy.

Area Action Plans – Area Action Plans are masterplan documents that relate to areas where there might be an opportunity for significant regeneration or change, or where conservation is needed.

Proposals Map – The Proposals map should show on an Ordnance Survey base map the main proposals, designations and locations/areas for which specific policies and/or Area Action Plans will apply.

Figure 1 – The LDF and Statutory Development Plan



2.1.1 Other Supporting LDF Documents

Local Development Scheme – This is a public statement of the Council's programme for the production of documents in the Local Development Framework. It acts as a project plan for the Council, and provides the starting point for local communities and other interested parties to find out what planning policies relate to their area and outlines the timetable for the preparation of new Local Development Framework documents over a rolling three-year period.

Annual Monitoring Report - The Annual Monitoring Report (AMR) sets out progress in terms of producing LDDs and implementing policies. Monitoring performance of the LDF is a key requirement of government guidance on Development Plans. Continual monitoring of targets and indicators is essential to maintain progress, and to ensure that development documents are delivering what they set out to achieve.

Supplementary Planning Documents - SPDs may cover a range of issues, both thematic and site specific, which may expand policy or provide further detail on

policies in a DPD. They may take the form of design guides, area development briefs, master plans or issue based documents which supplement policies in a DPD. SPDs will be subject to public consultation but not independent examination. While not forming part of the statutory Development Plan, the contents of an SPD can be used as a 'material consideration' in the determination of planning applications.

Up to date information on planning policy and the LDF in Cheshire East can be found on the Council's website (i.e. www.cheshireeast.gov.uk)

2.1.2 Regional Spatial Strategy

The North West of England Plan - Regional Spatial Strategy to 2021 (RSS) was prepared by 4NW and published by the Government Office for the North West (GONW) on 30 September 2008. The Plan provides strategic planning policy for the region and forms part of the development plan for Cheshire East. It largely replaces the *Cheshire 2016: Structure Plan Alteration*, with the exception of eleven policies which will be replaced by a future review of RSS. These policies are identified in Chapter 15 of the RSS. Therefore, all the DPD's produced by Cheshire East Council must conform with the policies contained in RSS.

2.2 Waste & Minerals

Cheshire East Council will be the Local Planning Authority responsible for preparing policy documents, and determining applications relating to waste, and mineral working and exploration.

Cheshire East Council and Cheshire West & Chester Council have agreed in principle to joint working on minerals and waste policy planning, subject to satisfactory working arrangements being agreed by both Cheshire East and Cheshire West & Chester.

Waste & Mineral DPD's will be subject to the same consultation process as other DPD's in the Local Development Framework. Planning applications for Waste & Minerals will be subject to the same consultation process as most Development Management applications, although with some variations in the scale of the press and publicity to be used.

2.3 Links with Other Strategies and Documents

Spatial Planning is about place shaping. This involves coordinating with strategies and plans of organisations in the public, private, and community sectors.

The Local Planning Authority will take into account relevant strategies produced by the Council and external bodies when preparing Local Development Documents. It will consult with such bodies as necessary, or at officers' discretion. This will include those bodies responsible for producing strategies relating to the economy, housing, local transport, environmental protection, education etc (see Appendix 1 for a more detailed list of consultees).

The LDF is the key mechanism for delivering the land-use elements of the Sustainable Community Strategy. The Local Strategic Partnership, which is formed from a number of public, private and voluntary organisations operating locally, is responsible for assisting the Council in producing, monitoring, updating and implementing the Sustainable Community Strategy. Cheshire East will seek to engage in joint consultation on the new Sustainable Community Strategy, and the Core Strategy, where practicable.

2.4 Status of Existing Planning Documents

In addition to the eleven saved Structure Plan policies mentioned in paragraph 2.1.2 above, the Council will take account of the saved policies contained within the three adopted Local Plans when determining planning applications in the period before documents in the Cheshire East LDF have been adopted i.e. the *Congleton Borough Local Plan First Review*, *The Borough of Crewe & Nantwich Replacement Local Plan 2011*, and *The Macclesfield Borough Local Plan*. Details of these policies can also be found on the Planning Policy pages of the Council's website.

As the documents comprising the new LDF emerge, they will replace the existing planning documents as the basis for planning decisions.

3. Community Involvement with the LDF

The planning system places heavy emphasis on the importance of community involvement in the plan making process. Government guidance on Local Spatial Planning, in the form of Planning Policy Statement 12, sets out the requirements of a Statement of Community Involvement (SCI), stating that an SCI should:

- *Explain clearly the process and methods for community involvement for different types of local development documents and for the different stages of plan preparation. This needs to include details of how the diverse sections of the community are engaged, in particular those groups which have been underrepresented in previous consultation exercises.*
- *Identify which umbrella organisations and community groups need be involved at different stages of the planning process, with special consideration given to those groups not normally involved.*
- *Explain the process and appropriate methods for effective community involvement in the determination of planning applications and where appropriate refer to Planning Performance Agreements.*
- *Include details of the LPAs approach to pre-application discussions.*
- *Include the LPAs approach to community involvement in planning obligations (S106 agreements).*
- *Include information on how the SCI will be monitored, evaluated and scrutinised at the local level.*
- *Include details of where community groups can get more information on the planning process, for example, from Planning Aid and other voluntary organisations.*
- *Identify how landowner and developer interests will be engaged.*

This section outlines the range of consultees, and the different methods in which the Council will engage with the community. The same broad consultation measures will be used in the preparation of each DPD, however, where a particular need arises for a more focused form of consultation (e.g. Focus Groups or similar workshop sessions) officers will seek to carry out such exercises in conjunction with local interest groups and stakeholders.

The benefits of involving a wider range of people and organisations throughout the planning process include:

- Greater understanding and focus on the priorities identified by the local community;
- Greater public ownership and sense of democracy in action;
- Enhanced community cohesion and sense of inclusion;
- Increased understanding of how the planning system works;

- Increased support for local planning policies;
- Strengthening the evidence base for plans, strategies and planning decisions;
- Promoting regeneration and investment;
- Obtaining value for money.

3.1 Consultees

It is important to consult a broad range of groups at the beginning of the preparation process of each DPD and SPD, and at various stages thereafter. Whilst the extent of consultation undertaken in respect of the different documents outlined above will vary, the broad groups, organisations, and sections of the community which the Council will consult are listed below. A more comprehensive list of the statutory consultees is reproduced in Appendix 1.

- General Public (including all sectors of the community based on equality principles)
- Town & Parish Councils (including Parish meetings)
- Area Forums
- LSP panels
- Business Interests and Major Landowners
- Developers and Agents
- Government Departments
- Statutory Bodies
- Interest & Voluntary Groups
- Educational Organisations
- Transport Providers
- Amenity Groups (including countryside and conservation groups)
- Other Groups

If you, or your organisation, wish to be consulted on the production of any, or all, LDF documents, please provide the Spatial Planning Team with your full contact details so you can be added to the LDF consultation database. The Team can be contacted at:

Cheshire East Council
Westfields
Middlewich Road
Sandbach
Cheshire
CW11 1HZ

Tel: 0300 123 55 00 Email: ldfconsultation@cheshireeast.gov.uk

Citizens' Panel and Local Strategic Partnership - A Citizens' Panel is a representative sample of residents who have agreed to regularly take part in consultation. The Spatial Planning Team will be able to consult this group during the preparation of the Local Development Documents. Small Focus Groups can also be formed from the Citizens' Panel in order to discuss topics in more detail.

The Local Strategic Partnerships (LSP) brings together, at a local level, all of the different parts of the public, private, business, community and voluntary sectors so that different initiatives and services support each other and work together across Cheshire East. It operates at a level which enables strategic decisions to be taken, but is also close enough to individual neighbourhoods to allow actions to be determined at the community level. The governance board of the LSP will be consulted, together with the appropriate Thematic Groups and Local Area Partnerships in Cheshire East.

Town & Parish Councils and Area Forums - The Council will consult members of Town & Parish Councils and Area Forums on a regular basis during the production of Development Plan Documents. Representatives from Town & Parish Councils and Area Forums will also be invited collectively to meetings at key stages in the preparation of Development Plan Documents. The Council is happy to attend meetings with other local interest groups and community groups if requested.

Local Voluntary and Interest Groups – The Council will consult with various local groups where it is considered appropriate. These will include voluntary bodies active within the authority area, and groups representing the interests of different ethnic, national, or religious groups, disabled people, and people carrying on business in the authority area. The exact organisations to be consulted will vary across time, location, and will be dependent on the nature of the document to be produced.

Hard to Reach Groups - Hard to reach groups consist of people often excluded from the decision making process. The term can potentially cover a broad range of groups and individuals, including: younger people, older people, black and ethnic minorities, gypsy & traveller groups, people with disabilities, and time limited individuals. To ensure that the Council's planning process is as inclusive as possible a wide range of consultation methods are proposed, including the potential for targeted focus group consultations, and the inclusion of representative bodies in the list of consultees, see Appendix 1.

3.2 Methods of Consultation

Effective community involvement will require the use of appropriate methods of consultation at various stages of the production of a DPD. Not all of the methods listed below will be appropriate for each stage of production, nor will all necessarily be used. Similarly, alternative methods of consultation may be used where the need or opportunity occur.

All consultation documents will be available for comment for a minimum of 6 weeks. Electronic methods of consultation and sources of information will be utilised, where

possible or preferable. Similarly, every effort will be made to engage with the wider community; particularly those groups deemed Hard to Reach.

To ensure that everyone has the opportunity to participate, consultation events will be held in locations accessible to individuals with disabilities. Furthermore, consultation events will be organised for different times of the day, with events in an area in the evening.

Council Website - The Council's website (www.cheshireeast.gov.uk) is used to display all the latest Council publications and consultation documents. All consultation documents will have an e-mail link to the Spatial Planning Team so that comments can be e-mailed directly to officers.

Deposit Locations - During the consultation period the documents will be available for inspection in appropriate consultation venues. These may include the main Council Offices at Crewe, Macclesfield, and Sandbach, as well as libraries, and other information centres. The deposit locations will be made clear at the time of consultation.

Invited Representations - Contact will be made with local interest groups, including groups covering business, environmental, cultural and social issues in the public, private and voluntary sectors, and with the national, regional and local statutory consultees. This contact will be either by letter or email, and will inform the consultees of the existence of the proposed document and invite any responses.

Letters or emails will also be sent to those members of the public, landowners, developers, or agents who have provided their contact details and have requested to be kept informed in relation to specific planning documents.

In an effort to reduce resource use, email consultation, with electronic links to the appropriate document on the council webpage, will be the Council's preferred means of consultation.

Publication of Press Notices/Releases - The Council will issue regular press releases to inform the community of key stages in the LDF process. The Council will also issue formal notices regarding the availability of LDDs and public consultation periods, in accordance with our statutory duty.

Meetings - The opportunity for regular meetings with relevant stakeholders, including community groups, Citizens Panels, Local Strategic and Area Partnerships, landowners, developers, and town and parish councils is seen by the Council as an appropriate way to gather information or seek views at early stages of document preparation, and also to refine documents and update community members at later stages in the process.

Leaflets & Brochures - These can both be used to introduce the planning system, and to offer a brief summary of the reasons for consultation. These forms of promotional publication are likely to be of greater use at earlier stages of the consultation process.

Newsletters - These can be used to inform the wider public about the planning system, and to ensure everyone is updated on progress. An ideal opportunity would be through the Council's newspaper 'Cheshire East News', which is produced three times a year and delivered to every household.

Local Radio - Use of local radio can help to highlight the issues involved, and to inform the public about consultation opportunities. There is scope for these media to reach a wider and different audience to other consultation methods, helping to engage with hard to reach groups.

Presentations - These will be offered to all Town & Parish Councils and other appropriate organisations at key stages of the LDF process. This will enable planning officers to inform the group of progress and proposals, to enable discussion of issues, and to encourage feedback from the group.

Focus Groups/Work Shops - When there is a recognised need or desire to discuss a particular issue in more detail, the Council will set up a Focus Group. These generally consist of between 8 and 12 people who have an interest in a particular issue, with a facilitator being used to aid the discussion.

Exhibitions & Displays - Exhibitions will be held in the towns and larger villages, as appropriate to the document concerned. A prominent local venue, such as a library or parish hall will be used.

Questionnaires - These provide an opportunity to reach a targeted audience and help with ongoing feedback. They should be simple, clear, relevant and succinct. Questionnaires may be used for local development documents, particularly at key consultation stages.

Theme-based Forum - These offer an opportunity for regular meetings of a formal, professional group based around a particular theme, e.g. the Housing Market Partnership. These offer the possibility to garner continuous consultation and feedback with formal bodies.

3.3 Production of LDF Documents

The Council has produced and published a Local Development Scheme (LDS) which sets out a programme for the production of the LDF. A copy of the LDS can be viewed on the Council's website (www.cheshireeast.gov.uk).

Once registered all representations received during formal consultation stages will be duly considered by the officers of the Council and subsequently reported to the appropriate Committee of the Council. The results of the formal consultation stages and the decisions made by the Council will inform the next stage of the development plan preparation process. Where representations are made on plans submitted for examination, all duly made representations will be considered by the Inspector conducting the examination.

Anyone who submits comments at any stage during the preparation of the LDF will be added to an electronic database for future consultation purposes.

The process for the production of an LDF document follows the four stages detailed below:

Stage 1: Preparation - To enable the production of robust and effective DPD's, it is necessary for a strong and wide ranging evidence base to be developed. At this initial stage of production, consultation consists of evidence-gathering from local interest groups, or other members of the community including landowners and developers.

The Council will notify each of the specific bodies, and any general consultation bodies, or residents and business who are considered appropriate or interested, of the subject of the proposed DPD. These bodies will be consulted, and their representations collated to inform the early identification of the challenges, needs, requirements, options, and alternatives for the content of the document.

It is considered that the production of different DPD's may require different levels of consultation. The Core Strategy, as the overarching DPD, is likely to require considerably wider consultation than an SPD which is produced to concentrate on a specific theme. As such, the scale of consultation will be proportionate to the intended document, and to its intended theme.

The Preparation stage is not an isolated stage of consultation to be completed within a specific set time-frame, but rather an ongoing process. Towards the end of this process the Council will publish a draft DPD setting out its preferred option or way forward based on the evidence gathered and its earlier consultation work. This will be subject to a non-statutory six week consultation period, giving all interested organisations and individuals the opportunity to comment. The Council will consider these comments and seek to resolve conflicts prior to preparing its final version of the DPD for submission to the Secretary of State.

Stage 2: Publication and Submission - Before the Council submits a DPD to the Secretary of State for approval, it will publish the following submission documents:

- The DPD it proposes to submit;
- The changes to the Proposal Map (if applicable);
- The Sustainability Appraisal Report;
- A statement detailing the consultation that has taken place on the DPD (including information on those consulted, the consultation methods used, a summary of the main issues raised and how these were addressed); and
- Any supporting documents relevant to the submitted DPD.

These documents will be made available on the Council's website and in consultation venues across Cheshire East. These may include the main Council Offices at Crewe, Macclesfield, and Sandbach, as well as libraries, and other information centres. The exact locations will be made clear at the time of consultation and an advert will be placed in a local newspaper setting out these details. In addition, all individuals, stakeholders, organisations, and consultation bodies that requested or require

notification of the submission of the proposed plan will be notified and provided with details of the representation period and where the final submission documents can be viewed.

Following publication of the submission documents, the Council will seek formal representations on the DPD for a minimum period of six weeks. This is not an additional stage of public participation or consultation by the Council, instead representations at this stage will be considered by an Inspector at Examination and should relate only to the tests of soundness for a DPD detailed in Planning Policy Statement 12. These refer to whether it is justified, effective and consistent with national policy, as well as being prepared in accordance with planning regulations and procedures. Further information on the tests of soundness can be found in the Glossary of Terms.

At the end of the representation period the Council will consider the representations received with the intention of confirming or otherwise its earlier view that the DPD is sound and should proceed to Examination. The Council can make focused changes of a limited nature to the submission document in order to overcome any significant issues raised. In these circumstances it would prepare an addendum to the published plan setting out the proposed changes, conduct a sustainability appraisal of the implications, and re-consult on the addendum. When the Council considers the DPD to be sound it will submit it to the Secretary of State, together with a copy of all the representations received, a summary of these representations, the adopted SCI and the other documents issues at the time of publication of the DPD as detailed above (i.e. the Proposals Map, Sustainability Appraisal Report etc), as well as any addendum produced and the responses received, where this is relevant.

In the case of Supplementary Planning Documents (SPDs), the Council will publish a draft SPD for a minimum six week public consultation period. Interested parties will be notified and the consultation details publicised in a similar way to those described above for a DPD. An SPD does not require submission to the Secretary of State for approval. This is because SPD's do not create new policy but give further guidance on existing policies in DPD's, which have themselves already been the subject of public examination.

Stage 3: Examination - The Council will publish the time and place of the independent examination, along with the name of the Inspector, on its website at least six weeks before the examination opens. The Council will also advertise the matter locally. Anyone who has made representations (and not withdrawn them) and have requested the opportunity to appear before the Public Examination will also be notified of the details.

Once the Public Examination has been held the Inspector will produce a report assessing the "soundness" of the DPD, which will contain binding recommendations on how the Plan should be altered, and submit this to the Council. The Council will publish the Inspector's recommendations and their reasons as soon as practicable after receipt of the Inspector's report. The recommendations and reasons will be published on the Council's website, made available for viewing at the locations where previous documents have been placed, and notice of them given to anyone who requested such notice.

Stage 4: Adoption - The Council will amend the DPD following receipt of the Inspectors Report in line with its recommendations and then consider its adoption at Cabinet and Full Council. The adopted DPD, along with the adoption statement and sustainability appraisal report, will be made available as soon as reasonably practicable after the Council has decided to adopt the plan. These will be available for inspection at the same locations where the previous documents were placed and the adoption statement will be published on the Council's website. These arrangements will be advertised locally. The adoption statement will also be sent to anyone who requested to be notified of the adoption of the DPD.

In the case of an SPD, the Council will consider the comments made following the consultation on the draft document and prepare the final document for adoption. Following its adoption the Council will publish the SPD on its website, make copies of it available for inspection and give notice of its adoption to any interested persons.

Figure 2 – Consultation at the Different Stages of DPD/SPD Production

	DPD Preparation & Draft DPD Consultation	Publication of Submission DPD	Draft SPD Consultation
Publication on Council Website	✓	✓	✓
Copies of Document Available at Council Offices & Libraries	✓	✓	✓
Invited Representations	✓	✓	✓
Publication of Press Notices/Releases	✓	✓	✓
Meetings	*	*	*
Leaflets & Brochures	*	*	*
Newsletters	*	*	*
Local Radio	*	*	*
Exhibitions & Displays	*	*	*
Presentations	*	*	*
Questionnaires	*	*	*
Focus Groups/Work Shops	*	*	*
Theme-based Forum	*	*	*

✓ = Consultation method to be used at this stage

* = Consultation method able to be used at this stage, if considered necessary

3.4 Further Information on the Planning Process

Further information on the planning policy process can be obtained by contacting the Spatial Planning Team, as detailed under section 3.1 above. Alternatively, the following organisations offer advice and information on all aspects of the planning system and process.

Planning Portal - This is the Government sponsored website setting out the current process and systems of town and country planning. The site can be used to learn about the planning system, the LDF process, and the latest government policy. The site also details how to apply for planning permission, how to find out about development near to where you live or work, and how to appeal against a planning decision (www.planningportal.gov.uk).

Department for Communities and Local Government - The Planning Directorate of the DCLG is the government department that legislates, regulates, and prepares guidance on planning in England and Wales. The PPS and PPG documents can be found here, as well as many of the proposed planning bills and government studies (<http://www.communities.gov.uk/planningandbuilding/>).

Government Office for the North West - Government Office for the North West represents the DCLG in the region, and is responsible for the creation and publishing of the RSS (www.gonw.gov.uk).

Planning Aid - Planning Aid is a voluntary service linked to the Royal Town Planning Institute, offering free, independent and professional advice on town planning matters to community groups and individuals who cannot afford to employ a planning consultant. Planning aid is a vital part of the planning system. It enables local communities, particularly those with limited resources, to participate effectively in planning matters. Every effort will be made to seek to ensure that members of the community are aware of the advice and support that may be available from this source (www.planningaid.rtpi.org.uk).

Helpline Tel: 0870 850 9804
Available between 9.00am and 5.00pm
Monday, Wednesday and Thursday

Email: nwcw@planningaid.rtpi.org.uk

Write to: North West Planning Aid
2nd Floor Friars Court
Sibson Road
Sale
M33 7SF

4. Planning Applications

The Council is committed to engaging both individuals and the wider community in the decision making process. The scale and scope of the consultation process will depend on the nature of the application. A list of statutory consultees the Council must consult is contained in Appendix 2.

No system for publicising planning applications can be totally effective, however extensive. A balance needs to be struck between providing a reasonable opportunity for people to comment on applications, and the cost and speed of decision-making.

The Council's procedure for consultation on Development Management is contained in the Neighbour Notification and Publicity for Planning Applications Protocol. This is available on the council website, and will contain the most up-to-date information. Information in the Neighbour Notification and Publicity for Planning Applications Protocol will take precedence over information contained in this document.

4.1 Pre-application Advice

The Council strongly encourages applicants to undertake pre-application discussions prior to the submission of planning applications, and/or related applications (e.g. Conservation Area Consent applications, Listed Building Consent applications and Tree Works applications).

Pre-application discussions are critically important and benefit developers, the Council and the wider community in ensuring a better understanding of the existing, and potential, objectives and constraints to a development. In the course of such discussions proposals can be adapted to ensure they better reflect community aspirations. The benefits of such an approach include:

- better quality, more straightforward, applications which can be quickly processed
- a means of resolving problems at an early stage
- an inclusive and transparent approach to determining applications
- better design, and greater opportunity to meet the needs and aspirations of local communities
- greater efficiency in both time and resources for both developers and the Borough Council

For significant, or major, applications, developers will be encouraged to carry out pre-application consultation with interested local parties and community bodies. This should allow any issues to be addressed early in the planning process, and hopefully prior to the submission of a planning application, to reduce the potential for delay in the decision making process, and improve the quality of applications. The content and method of any pre-application consultation exercise should be agreed with Council planning officers in advance, and a summary of both the methods used and

results should accompany the submitted planning application. Councillors may be involved in pre-application discussions in accordance with the Council's Code of Conduct Protocol in relation to planning matters.

For the purposes of this SCI, significant or major applications are considered to be those, which in the opinion of the Local Planning Authority are likely to have either a significant impact on the local area or create significant public interest or controversy. These will include:

- Departures from the development plan;
- Residential proposals for 10 or more dwellings. or, if no number is given, on sites with areas more than 0.5 hectares;
- All other uses where the floorspace will be 1000 square metres or more (or the site area is 1 hectare or over)
- Major waste disposal facilities (landfill sites, composting facilities, thermal treatment or similar facilities)
- The winning and working of minerals or the use of land for mineral working deposits In the event of an application being decided at committee stage, the report to members will detail the scale and content of any pre-application discussion that took place.

4.2 Methods of Consultation for Planning Applications

Website – Copies of a submitted application, and all responses and representations made, will be accessible from the Council website.

Council Offices and Libraries – Copies of a submitted application will be made available for public viewing at the Council Offices, and at the nearest public library.

Invited Representations – A copy of all planning applications will be forwarded to the relevant Town and Parish Councils for comment. The Council has a statutory duty to consult certain groups and bodies on the receipt of an application. The specific consultees for an application will vary from case to case, but a full list of statutory consultees is reproduced at Appendix 2 In addition, the Council is committed to consulting a range of local, community, and interest groups where applicable. A full list of these non-statutory consultees is reproduced at Appendix 2.

Public meetings – These are often formal, open invitation meetings, and are likely to be used only for larger, or more contentious, applications.

Local Liaison Groups – A liaison group is often set up following the grant of planning permission. These groups generally contain representatives of the County, District & Parish Councils, operators, other relevant bodies such as the Environment Agency, applicants and resident's group. They meet regularly to discuss site issues, future proposals as well as acting as a means of local liaison. It is a statutory requirement to consult these groups if subject to a Section 106 agreement on a previous permission.

Site Notices – These are a statutory requirement of the application process. Site notices are normally posted as near as possible to the site, but not necessarily on the

site itself, in a highly visible location (often lampposts, street furniture, road signs and fences).

At sites for major or minor development, site notices will only be used where land owners cannot be identified e.g. where the site is next to open land or in rural locations. Site notices will always be posted for development affecting the setting of a listed building, and development affecting the character or appearance of a conservation area.

Neighbour Notification - Occupiers of premises most likely to be directly affected by a proposal, including neighbours opposite the site if within 20m, are notified individually by letter that an application has been received. This letter contains details of where to view the plans, the name of the relevant case officer, where to forward any comments they may wish to make, and a deadline for receipt of any comments.

In the majority of cases there is a minimum statutory 21-day period allowed for public consultation. As a minimum, all properties whose boundaries border the application site will be notified about any proposed development. In other instances, neighbour notification is at the discretion of the case officer. Where a significant number of properties are likely to be affected then the case officer might consider a press notice to be in the public interest.

For all new major waste disposal facilities and mineral workings, and ancillary development on these sites, all properties within a 400m radius will be notified as a minimum.

Press Notices - The Council will publicise applications by formal press notice where it meets one of the following criteria:

- It requires an Environmental Impact Assessment
- It is a departure from the Development Plan
- It affects a Public Right of Way
- It affects the setting of a Listed Building
- It affects the character or appearance of a Conservation Area
- It is considered of a greater than local significance
- It is a telecommunication mast with a height of 20m or over

4.3 Consultation During a Planning Application

Amendments

Minor amendments are generally made to overcome a particular objection or concern so there is often no need to re-consult. Re-notification of neighbours on minor amendments is left to the Case Officer's discretion.

More significant alterations will require neighbour notification; however, a reduced timescale for a response to re-notification is set (normally between 10-14 days). Parish Councils and relevant statutory consultees will also be re-consulted on any significant alterations.

Consultation on Applications Going to Committee

If an application is to be determined by the Planning Committee the Council will inform the applicant or agent, the Parish Council, and anyone who submitted comments. The letter informs them of the date, time, and location of the committee meeting.

Information regarding the procedures of attending and making representations at committee meetings can be found on the Council website in the Public Speaking at Strategic Planning Board and Planning Committee Meetings Protocol.

Committee reports are made available on the Council's website 5 working days before the committee meeting. Minutes from committee meetings are also posted onto the Council's web-site.

Notification of Decisions on Planning Applications

Once an application has been determined, the decision will be published on the Council's website (<http://www.cheshireeast.gov.uk/>).

Appeals

If an application is refused planning permission, only the applicants have a right of appeal to the Planning Inspectorate.

When an appeal is lodged all those who made written comments on the planning application, together with the relevant Town/Parish Council are notified in writing. Copies of any letters already received in respect of the planning application will be sent to the Planning Inspectorate.

A list of recently lodged appeals is available via the Council's website. The website also contains details of recent appeal decisions. In addition, brief summaries of individual appeal decisions are submitted to Planning Committee.

Consultations on Prior Approval Applications

Prior Approval Applications (e.g. applications for agricultural) are considered to be, in principle, permitted development. There are only relatively minor issues which the Council can consider in any application (e.g. the siting and appearance). There is a fixed 28 or 56-day timescale for the Council to determine these applications, and if no decision is made within this time period they are deemed to have been approved.

The Parish Council and Ward Member are consulted, and are given 14 or 21 days (dependent on the total fixed timescale for determination) in which to submit comments. Due to the short timescales within which decisions need to be taken the usual full public consultation is not possible, but the applications are publicised on the weekly list.

Applications for telecommunications will however be advertised by means of both a site notice and neighbour notification letters. For applications involving a mast of 20m or higher, a press advertisement should be placed.

Enforcement

The majority of enforcement cases arise following a confidential referral from a member of the public. There is no public consultation on enforcement cases, although the complainant will be notified, in writing, of the outcome of any investigation or action.

Often enforcement action results in the submission of a planning application. This would be processed as detailed above, and publicised in the normal way.

Works to Protected Trees

All applications for works to protected trees will be published on the weekly list. Affected neighbours will be notified directly of applications by letter and the relevant Parish/Town Council will be notified.

The statutory consultation period for applications for work to trees covered by a Tree Protection Order (TPO) or in a Conservation Area will be 21 days. The decision will be published on the Council's website.

Hedgerow Removal Applications

Consultation letters will be sent to all relevant statutory bodies as well as the relevant Town/Parish Council. All such applications will be published on the Councils weekly list of planning applications.

Section 106 Agreements

Section 106 agreements, or planning obligations, are a way of securing measures to overcome the negative impacts of generally acceptable development proposals on the environment, economy and community.

Every effort will be made to promote the use of pre-application meetings between planning officers and applicants. Any issues that may arise requiring a Section 106 agreement that arise here should be incorporated into the planning application on submission, and consultation proceed as normal. Any Section 106 agreements that are negotiated as a result of objections received, through consultation on a planning application, which require amendments to the application, will be processed in accordance with the amendments procedure detailed previously in this document.

Details of Section 106 agreements will be kept on file, and included in the documents made public on the Cheshire East Council's website.

5. Monitoring and Review

The Statement of Community Involvement will be reviewed on an ongoing basis. The Council will periodically assess the success of the consultation techniques it has used and refine its approach to consultation accordingly. Any findings and changes resulting from an assessment will be reported in its Annual Monitoring Report which is published in December. Where this necessitates a change to the Statement of Community Involvement, this will be made shortly afterwards and subject to appropriate public consultation.

Regard will be had to emerging best practice and the publication of any new guidance and/or changes in legislation that have come into effect since the Statement of Community Involvement was last published.

Glossary of Terms

AMR	Annual Monitoring Report	A report which is published to show how the authority is performing against all relevant targets and to show what changes may be required to the Local Development Framework (LDF).
AAP	Area Action Plan	Area Action Plans (AAPs) may be used to provide a planning framework for areas of change and areas of conservation. AAPs are a type of Development Plan Document (DPD).
-	Core Strategy	This Development Plan Document (DPD) sets out the vision for the area and the primary policies for meeting that vision together with housing and employment provisions in accordance with the Regional Spatial Strategy (RSS).
-	Development Plan	The Development Plan is the statutory element of the Local Development Framework. It consists of Development Plan Documents (DPDs) and the Regional Spatial Strategy (RSS).
DPD	Development Plan Document	A Local Development Document (LDD) with significant weight in the determination of planning applications. Independent scrutiny is required before its adoption.
-	Independent Examination	All Development Plan Documents (DPDs) will be subject to independent examination by a person (the Inspector) appointed by the Secretary of State. The purpose of the examination is to determine the 'soundness' of the plan. Following the examination the Inspector will produce a report which will be binding.
LAA	Local Area Agreement	Local Area Agreements (LAAs) are made between central and local government in a local area. Their aim is to achieve local solutions that meet local needs, while also contributing to national priorities and the achievement of standards set by central government.
LDD	Local Development Document	There are two types of Local Development Document (LDD): Development Plan Documents (DPD) and Supplementary Planning Documents (SPD)

LDF	Local Development Framework	The Local Development Framework (LDF) will contain a portfolio of Local Development Documents (LDDs) which will provide policies for meeting the community's economic, environmental and social aims for the future of the area, where this effects the development and use of land.
LDS	Local Development Scheme	The Local Development Scheme (LDS) will set out what Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) the Council propose to prepare over a three year period and the timetable for their production.
LSP	Local Strategic Partnership	Local Strategic Partnerships (LSPs) are bodies with representatives of the community, public, private sector and other agencies that work to encourage greater public participation in local governance by drawing together local community plans and producing an overall community strategy for each local authority area. Local Development Frameworks (LDFs) must have regard to, and should be the spatial expression of, the community strategy.
	Material Consideration	These are matters which the Council must consider when making a decision on a planning application.
PPS	Planning Policy Statements	A series of statements issued by the Government, setting out policy on different aspects of planning. Local Planning Authorities must take their content into account in preparing their Local Development Framework (LDF).
RSS	Regional Spatial Strategy	Planning policy produced at a regional level to tackle issues of strategic importance that can be best dealt with over a larger area. The Regional Spatial Strategy (RSS) is part of the Development Plan.
SA	Sustainability Appraisal	Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) seek to inform decision-making by providing information on the potential implications of policies.
SCI	Statement of Community Involvement	The Statement of Community Involvement (SCI) will set out how the Council intends to achieve continuous community involvement in the preparation of Local Development Documents (LDDs) in their area.

SCS	Sustainable Community Strategy	A Plan or Strategy for enhancing the quality of life of the local community which each local authority has a duty to prepare under the Local Government Act 2000. The plan is developed and implemented by the Local Strategic Partnership.
SPD	Supplementary Planning Document	Supplementary Planning Documents (SPDs) are not subject to independent examination but the matters covered must be directly related to policy in the Development Plan Documents (DPDs).
	Tests of Soundness	<p>To be “sound” a DPD should be JUSTIFIED, EFFECTIVE and consistent with NATIONAL POLICY.</p> <p>“Justified” means that the document must be:</p> <ul style="list-style-type: none"> • founded on a robust and credible evidence base • the most appropriate strategy when considered against the reasonable alternatives <p>“Effective” means that the document must be:</p> <ul style="list-style-type: none"> • deliverable • flexible • able to be monitored <p>The concepts of justification and effectiveness are expanded at paragraphs 4.36 – 4.38 and 4.44 – 4.47 of Planning Policy Statement 12, which can be found on the Communities and Local Government website at www.communities.gov.uk. In addition, the Planning Inspectorate have issued guidance on soundness including key questions to be answered in its publication “Local Development Frameworks – Examining Development Plan Documents: Soundness Guidance (August 2009), which is available on its website at http://www.planning-inspectorate.gov.uk/pins/index.htm</p>

Appendix 1: LDF Consultation Bodies

LIST OF SPECIFIC, GENERAL AND OTHER CONSULTATION BODIES – *These bodies are the type identified in planning regulation or guidance as being those which either must be consulted or must be consulted if the Council considers it appropriate to do so, particularly if that body would be affected by what is proposed in a Development Plan Document (DPD). This list is not exhaustive.*

4NW

Government Office for the North West
North West Development Agency
Planning Inspectorate

Cheshire West & Chester
Derbyshire County Council
East Midlands Regional Assembly
High Peak Borough Council
Manchester City Council
Newcastle under Lyme Borough Council
North Shropshire District Council
Peak District National Parks Authority
Shropshire County Council
Staffordshire County Council
Staffordshire Moorlands Borough Council
Stockport MBC
Stoke on Trent City Council
Trafford MBC
Warrington MBC
West Midlands Regional Assembly

Cheshire Association of Town and Parish Councils
Parish Plan Steering Committees
Town and Parish Councils in the Borough
Town and Parish Councils adjacent to the Borough

AAC Long Distance UK LTD
British Geological Survey
British Pipeline Agency
British Telecom
British Waterways Board
British Wind Energy Association
Campaign for the Protection of Rural England
Centre for Ecology and Hydrology
Cheshire Constabulary
Cheshire & Merseyside Strategic Health Authority
Church Commissioners
Commission for Architecture and the Built Environment
Commission for Racial Equality
Countryside Agency
Crown Estates Commissioner
Department for Transport (Rail Group)
Diocesan Board of Finance
Disability Rights Commission

English Nature
English Heritage
Environment Agency
Equal Opportunities Commission
Fire and Rescue Services
Forestry Commission
Friends of the Earth
Garden History Society
Gypsy Council
Greater Manchester Police
Health and Safety Executive (HSE)
Highways Agency
Historic Buildings and Monuments Commission for England (English Heritage)
H M Prison Service
House Builders Federation
Homes and Communities Agency
Hutchinson 3G
Learning and Skills Councils
Local Agenda 21/Civic Societies, Community Groups,
Manchester Airport
Manchester University (Jodrell Bank)
Manweb Plc
MEB
National Grid Company
National Playing Fields Association
Natural England
Network Rail
North West Gas
North West Water
NTL
One to One
Orange
Police Architectural Liaison Officers/Crime Prevention Design Advisors
Post Office Property Holdings
Ram Mobile Data Ltd
Rail Freight Group
Royal Mail Group plc
Royal Mail Property Holdings
RSPB
Rural Development Commission
Scottish Power Energy Networks
Severn Trent Water
Showmen's Guild of Great Britain
Sky
South Cheshire Chamber of Commerce and Industry
Sport England
T-Mobile (UK) Ltd
Telecom Securicor Cellular Radio
Telecommunications Companies
Telewest
Transco
United Utilities
Utility Companies
Vodafone
Wildlife Trust

Appendix 2: Development Management Consultees

STATUTORY CONSULTTEES - *These bodies must be consulted if the Council considers that the body would be affected by what is proposed in a planning application. This list is not exhaustive.*

4NW
Brine Compensation Board
British Waterways
Civil Aviation Authority
Individual Airports (in their role as Aerodrome Safeguarding Authority)
Coal Authority
Department for Culture Media & Sport
Department for Environment, Food & Rural Affairs
English Heritage
Environment Agency
Garden History Society
Health & Safety Executive
Highways Agency
Highways Authority
Local Planning Authorities adjoining Cheshire East
Manchester Airport
Manchester University (Jodrell Bank)
Natural England
Network Rail
North West Regional Development Agency
Parish Councils
Sport England
Theatres Trust
United Utilities (or other relevant sewerage undertaker)

NON-STATUTORY CONSULTTEES - *These bodies may be consulted if the Council considers that the body would be affected by what is proposed in a planning application. This list is not exhaustive.*

Adlington Civic Society
Ancient Monuments Society
Bollin Valley Partnership
Bollington Civic Society
Bridgewater Canal
British Gas Plc
British Pipeline Agency
Campaign to Protect Rural England
Cheshire & Wirral Ornithological Society
Cheshire Brine Subsidence Compensation Board
Cheshire Constabulary
Cheshire Family Practitioner Committee
Cheshire Fire Brigade
Cheshire Wildlife Trust
Civic Trust
Coal Authority
Congleton Town Council
Commission for Architecture and the Built Environment
Council for British Archaeology

DBERR
DEFRA
Edge Assoc
Footpaths Preservation Societies
Forestry Commission
Friends of the Earth
Georgian Group
Health Protection Agencies/Health Authorities
Highways Agency (Northern Region)
H M Alkali Inspectorate
Inland Waterways
Knutsford Civic Society
Macclesfield Access Group
Macclesfield Canal Society
Macclesfield Civic Society
Manchester Airport Plc - in accordance with agreed criteria
MANWEB Plc
Ministry of Defence
Ministry of Defence (Defence Estates)
Mersey Basin Campaign
National Farmers Union
National Grid
National Trust
Network Rail London North Western
North West Tourist Board
Parish & Town Councils
Peak District National Park Authority
Planning Inspectorate
Powergen Plc
Prestbury Amenity Society
Ramblers Association
Royal Commission on Historic Monuments
Royal Society for the Protection of Birds
Scottish Power
Society for the Protection of Ancient Buildings
Sports Council (North West Region)
Styal Village Association
Transco
Twentieth Century Society
Unipen
United Utilities
Victorian Society
Wilmslow Fire Safety Office
Wilmslow Trust
Woodford Aerodrome
Woodland Trust

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CHESHIRE EAST COUNCIL

Cabinet Member for Prosperity Cabinet Member for Performance and Capacity

Date of Meeting: 29 September 2009
Report of: John Knight, Head of Planning and Policy
Subject/Title: Crewe and Nantwich Area : Draft Strategic Housing Land Availability Assessment

1.0 Report Summary

- 1.1 This report seeks approval of the draft Strategic Housing Land Availability Assessment for the Crewe and Nantwich area for the purposes of public consultation.

2.0 Recommendations

- 2.1 That the draft Strategic Housing Land Availability Assessment (SHLAA) for the Crewe and Nantwich area be approved for a statutory six week period of public consultation.

3.0 Reasons for Recommendations

- 3.1 To progress the work on the Core Strategy for Cheshire East.

4.0 Wards Affected

- 4.1 All wards in the former Crewe and Nantwich Borough area.

5.0 Local Ward Members

- 5.1 All local ward Members for the former Crewe and Nantwich Borough area.

6.0 Policy Implications including - Climate change - Health

- 6.1 All planning policy work is intended to promote sustainable development. Policies dealing with climate change and the reduction of health inequalities will be included in the Core Strategy.

7.0 Financial Implications for Transition Costs (Authorised by the Borough Treasurer)

- 7.1 None

8.0 Financial Implications 2009/10 and beyond (Authorised by the Borough Treasurer)

8.1 None

9.0 Legal Implications (Authorised by the Borough Solicitor)

9.1 It is important to continue evidence gathering for the Core Strategy. Failure to meet the milestones set out in the Local Development Scheme could result in financial penalties – such as the reduction in Housing and Planning, or other forms of intervention from the Government Office.

10.0 Risk Management

10.1 Provided that the statutory requirements of the document's preparation and the consultation process are met, there is unlikely to be any risk associated with the publication of the draft SHLAA.

11.0 Background and Options

11.1 The Council's Local Development Scheme identifies the preparation of a Strategic Housing Land Availability Assessment (SHLAA) as one of the most important pieces of evidence needed to support the Cheshire East Core Strategy. The only area of Cheshire East where this work has yet to be done is the area of the former Borough of Crewe and Nantwich.

11.2 The SHLAA is a technical study to inform future policy development; it does not in itself constitute planning policy. The Assessment is intended to provide an indication of which land is deliverable and developable within the former Crewe and Nantwich District.

11.3 A draft SHLAA has now been agreed with the Crewe and Nantwich SHLAA Task Group. To accord with statutory procedures, the SHLAA now needs to be made available for full public consultation with stakeholders and interested parties.

12.0 Overview of Year One and Term One Issues

12.1 N/A

13.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

Name: Paul Urwin

Designation: Spatial Planning Officer

Tel No: 01270 537476

Email: paul.urwin@cheshireeast.gov.uk

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