

Strategic Planning Board

Agenda

Date:	Wednesday, 1st May, 2013
Time:	10.30 am
Venue:	The Carlsberg Lounge, Crewe Alexandra Football Club, Gresty Road, Crewe, CW2 6EB

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.

Please note that members of the public are requested to check the Council's website the week the Planning/Board meeting is due to take place as Officers produce updates for some or all of the applications prior to the commencement of the meeting and after the agenda has been published.

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

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Public Speaking**

Please Contact: Sarah Baxter on 01270 686462
E-Mail: sarah.baxter@cheshireeast.gov.uk with any apologies or request for further information
Speakingatplanning@cheshireeast.gov.uk to arrange to speak at the meeting

A total period of 5 minutes is allocated for each of the planning applications for the Ward Councillors who are not members of the Strategic Planning Board.

A period of 3 minutes is allocated for each of the planning applications for the following individual/groups:

- Members who are not members of the Strategic Planning Board and are not the Ward Member
- The relevant Town/Parish Council
- Local Representative Groups/Civic Society
- Objectors
- Supporters
- Applicants

4. **Cheshire East Local Plan - Additional Site Options Proposed By Development & Land Interests - Consultation** (Pages 1 - 60)

To consider the above report.

CHESHIRE EAST COUNCIL

REPORT TO: STRATEGIC PLANNING BOARD

Date of Meeting:	1 May 2013
Report of:	Strategic Planning & Housing Manager
Subject/Title:	Cheshire East Local Plan – Additional Site Options Proposed By Development & Land Interests - Consultation
Portfolio Holder:	Councillor David Brown

1.0 Report Summary

- 1.1 This report follows the consultation on the Local Plan undertaken between 15 January and 26 February 2013. In response to this consultation a number of strategic sites have been proposed as potential development options, by developers and landowners. All of these sites have not previously been the subject of consultation (it should be noted that some sites are included where the scale of development that is proposed has changed) – either in the Town Strategies or Development strategy itself (as either an allocated strategic or “alternative” site). In addition other strategic sites have been brought to the attention of the Council in the past few months, as the plan making process has progressed. It should be noted that none of the sites have been suggested by Cheshire East Council.
- 1.2 The Next stage of the Local Plan will be the preparation of the final Submission Draft Core Strategy. To ensure robustness, it is proposed to carry out a short focussed consultation, with residents and stakeholders, to seek views on any “new” sites that have emerged in recent months. This report seeks consideration and approval of this process and those sites.

2.0 Decision Requested

- That the Strategic Planning Board consider the report, the proposed list of sites and consultation methodology.
- That the Portfolio Holder for Sustainable Communities is recommended to approve the list of sites at Appendix 1 and 2 for Consultation as “Alternative Site Options”
- That the final form and wording of the Consultation Document be delegated to the Strategic Planning & Housing Manager in consultation with the Chairman and Portfolio Holder for Sustainable Communities

3.0 Reasons for Recommendations

- 3.1 To ensure the robustness of the Local Plan, by ensuring that sites which have emerged through the consultation process are brought to the attention of the

public and interested parties and so that continued progress is made with the preparation of the Local Plan.

4.0 Wards Affected

4.1 The Local Plan affects all wards

5.0 Local Ward Members

5.1 All Ward Members are consequently directly or indirectly affected

6.0 Policy Implications including - Carbon reduction & Health

6.1 **Health:** The Local Plan can make an important contribution to the health and well being of the Borough. The plan will consider the new infrastructure requirements of the area – both existing and arising from new developments. This enables health provision to be made in the right places to serve future generations.

6.2 In addition the plan can help build healthier communities through the design of new villages and neighbourhoods. Provision of green infrastructure in particular can assist in promoting more active lifestyles – as well as contributing towards better mental health.

6.3 **Carbon reduction.** The Local Plan is a means of promoting more sustainable patterns of development – which in turn can reduce carbon dependency. The Policy Principles document also contain draft policies dealing with renewable energy. Cheshire East has a variety of opportunities for new renewable energy, including geothermal heating.

7.0 Financial Implications

7.1 The preparation of the Local Plan is a time consuming and costly process. To ensure continued progress additional resources of £400,000 have been set aside within the 2013/14 budget. The failure to produce a local plan in a timely way would cost the Council in terms of potentially expensive appeals and lost CIL revenue.

8.0 Legal Implications

8.1 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to prepare Local Development Frameworks, now known as Local Plans. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the procedures to be followed in the preparation of such plans.

8.2 The proposed consultation will be prepared under Regulation 18 which requires Local Planning Authorities to engage with the community and businesses regarding the preparation of the Local Plan. Whilst the form of this consultation is not a statutory requirement it is nevertheless an important part of the Local Plan

process and the results of the consultation will inform the preparation of the formal submission Core Strategy next year. It will enable the Council to demonstrate to the Inspector who conducts the public examination into the Core Strategy that extensive consultation has been undertaken and that all reasonable alternative strategies and sites have been considered; these considerations form part of the tests of soundness that the Inspector will apply.

- 8.3 The preparation of the plan is guided by the National planning policy Framework – and other related advice. The Localism Act 2011 imposes on local planning authorities, in preparing local plans, a duty to co-operate with neighbouring authorities and other parties on strategic issues of common interest.

9.0 Risk Management

- 9.1 Cheshire East Council needs to ensure that it has followed and is able to demonstrate a robust and transparent process, in preparing the Core Strategy.

- 9.2 **Local Plan Examination** Following the publication and its final consultation, the Core Strategy will be submitted for examination. The key test of examination is one of 'soundness'. For a plan to be considered sound, it must be:

- Positively prepared
- Justified
- Effective
- Consistent with National Policy

Failure at examination has serious negative consequences for any Local Authority. By preparing and consulting on a draft Development Strategy, the Council is reducing the risk of this outcome.

- 9.3 **Planning Applications & Appeals.** The Council is currently experiencing a large number of planning applications for housing on sites that are not allocated in the development plan. Some of these are subject to appeal and or legal challenge.

- 9.4 An up to date Local plan will not only provide new policies that are fully compliant with the NPPF but it will also provide an ongoing supply of deliverable housing sites. Consequently completion of the local plan will greatly assist the processing and determination of planning applications in the Borough.

10.0 THE PROPOSED CONSULTATION

Consultation & Evidence so far

- 10.1 The proposed consultation on new sites emerging from the recent consultation on the Development Strategy is but the latest in a series of stages before a final Plan is prepared. Hence whilst the Local Plan has already been the subject of considerable consultation – it is important to ensure all potential options are explored – and especially – brought to wider public attention. This will build on the work already carried out to engage with the public. Cheshire East Council is preparing a strong Core Strategy. To ensure transparency and to be robust, there is a need to examine the public's views on any new potential Strategic sites.

- 10.2 The Issues & Options Stage of the Local Plan set out high level choices for the scale and location of future growth in Cheshire East. This suggested options ranging between 1150 homes / 350 jobs per year through to 1600 homes / 950 jobs each year. Different options for the pattern of growth were also set out – with development either being concentrated in the south of the Borough and the main towns – or to a more even spread, including the option of Green belt adjustment in the north. A rural variant with greater dispersal of growth was also consulted on. Overall the option for higher growth received the greatest support, although comments were made in favour of all proposals. Further detail is contained within the appended Strategic Planning Board report.
- 10.3 The Council also produced Town Strategies for each of the eleven largest towns in Cheshire East. These were prepared in conjunction with the relevant town or Parish Council (apart from then unparished Crewe & Macclesfield) and frequently also involved existing town partnerships or similar bodies. The model for these documents was provided by the neighbourhood planning ‘Front Runner’ project, funded by the CLG. The first phase of strategies were subject to consultation earlier in 2012, with the final six strategies consulted on during September of that year.
- 10.4 The Town Strategies for Alsager, Middlewich, Congleton and Sandbach (in part) have now been signed off by the respective town councils. The Report of Consultation on the remaining was included with the report to the strategic Planning Board on 6 December 2012. The Town Strategies are intended to inform the Cheshire east Local Plan; consequently the later stages of the Plan will endeavour to reflect the approved documents and consultation responses as far as is possible.
- 10.5 The Development strategy was also supported by a strong evidence base. Key studies and areas of work within this include:
- Strategic Housing Market area assessment
 - Strategic Housing Land availability assessment
 - Employment Land review
 - Open Space & Green Infrastructure assessments
 - Renewable Energy Assessments
 - Strategic Flood Risk Assessment
 - Landscape Character assessment
 - Transportation Studies
- These are published on the Council’s web site
- 10.9 The development Strategy was the subject of Consultation between 15 January and 26 February 2013. It is this consultation that prompted Developers, Land Owners and other Interested parties to suggest further sites for consideration.
- 10.10 The Development strategy identified ‘preferred options’ for land for development. This falls into several categories:
- Strategic site – where the boundaries of the site are clearly defined
 - Strategic locations – where the broad locality is known – but where further work may be necessary to specifically identify the appropriate site boundaries

- Areas of Search. This applies to the need to identify development land well into the future. It may be most appropriate to bring forward detailed proposals through the Site Allocations document or possibly an area action plan.

10.11 The strategic Sites are located for the most part within the Principal towns or the Key Service Centres. It is these towns that have the infrastructure and facilities that are best able to support new jobs, homes and other development. These larger towns have also been the subject of the preceding 'Town strategies' each prepared according to neighbourhood planning principles. Consequently the vast majority of strategic sites have already been the subject of consultation as part of the Town Strategies.

10.12

Where a town Strategy has already been approved by the relevant town council the Development strategy wherever possible reflected the preferred sites or options set out in that strategy. However, in some cases the related consultation process also threw up new sites for consideration; accordingly a few of these were included within the Development Strategy

10.13 In just the same way, the Development strategy Consultation has also allowed yet more strategic sites to be proposed by land owners, developers and other parties. These have not previously been the subject of consultation in any of the preceding stages. At the same time further sites have also been proposed directly – either via the planning application process or the SHLAA call for sites. The Council has made no decision as to the merits of these sites at this stage; however in order that they may be brought to full public attention it is proposed that these sites be now identified as potential alternative options and so be subject to a period of consultation and comment.

Consultation Methodology

10.13 The Development plan Regulations provide broad scope for the nature of consultation undertaken before the final submission draft Core Strategy plan is prepared. It is proposed that the alternative sites consultation therefore takes place within the sphere permitted by Regulation 18. The Consultation is intended to be short and focussed – with the single objective of highlighting options that may subsequently fall under consideration in the preparation of the final draft.

10.14 As the Council are not consulting on a Draft Development Plan Document it is proposed that the consultation extends to a period of four weeks - commencing Friday 3 May and ending on Thursday 30 May 2013. The Consultation will be based on a short document centred on the site maps and a brief description of the site, its location and possible uses.

10.15 This document will be available online, with limited numbers in libraries and Council offices. Hard Copies will also be sent to the relevant Parish / Town Council – and all Parishes will be notified of the process by letter and e-mail. In addition all individuals registered on our e-mail database will also be informed

10.16 The Council does not propose these sites at this stage – but identifies them merely as possible options for consideration. Comments on the merits of the sites are therefore invited on that basis. Should any of the sites be thought to possess

potential for subsequent inclusion within the plan, then additional work would need to be carried out to further assess their suitability.

The Alternative Options Sites Proposed by Development & Land Interests

10.17 The list of proposed alternative site options is set out in the schedule at Appendix 1 with accompanying maps at Appendix 2. These do not represent all of the sites that have emerged through the consultation process, but rather those that are considered to be strategic in size, sustainability and impact. Included within the list are some sites already identified previously, but where a significantly larger area of development is now proposed. Smaller, non strategic small sites which have been brought to the attention of the Council will be considered in the more detailed stages of the Local Plan process, including the Site Allocations document.

10.18 In most cases the attached schedule sets out the proposed use of the site and the scale of the development involved. In other cases site promoters have not provided further details and so it is assumed that the site could be developed for a variety of purposes.

10.19 All sites previously considered as part of the town strategies or other stages of the Plan process are not included in the list; these sites have already been brought to public attention and remain under consideration.

11.0 Access to Information

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

Name: Adrian Fisher
Designation: Strategic Planning and Housing Manager
Tel No: 01270 686641
Email: Adrian.fisher@cheshireeast.gov.uk

Appendices:

Appendix 1 Schedule of Alternative Options Sites Proposed By Development & Land Interests

Appendix 2 Maps of Alternative Options Sites

Appendix 1 – Alternative Sites Proposed by Developer and Land Interests

The sites have been submitted to the Council by Developer and Land Interests. The Council has no opinion on the suitability of these sites.				
Map Reference	Local Area / Town	Address	Site Promoted By	Indicative Proposal
A	Alsager	White Moss Quarry	Renew Land Developments	800 – 1000 new dwellings and a potential Gypsy and Traveller site
B	Alderley Edge	Land north of Beech Road, Beech Road, Alderley Edge	How Planning on behalf of Landowners	200 – 250 dwellings Approximately
C	Alsager	Sandbach Road North	Gladman	155 (phase 1), 62 (phase 2) Approximately
D	Audlem	Land at Audlem Road	Gladman	95 dwellings Approximately
E	Crewe	Land off University Way	Pegasus Planning on behalf of Hawkstone Properties	4 hectares at 30 dwellings a hectare = 120 dwellings
F	Crewe	Junction of the A534 and Sydney Road, Crewe	Barton Willmore on behalf of Duchy of Lancaster	SHLAA site 3029 – potential capacity of 140 dwellings at 30.17 capacity
G	Crewe	Off Newcastle Road, Willaston, Crewe	Emery Planning Partnership on behalf of Alcock and Bailey	Employment/commercial purposes, including a roadside service station, a travel hotel and an emergency services sub depot.
H	Crewe	Land Off Wistaston Green Road, Wistaston	Dolphin Land and Development Consultancy on behalf of landowner	8 hectares approximately at 30 dwellings a hectare = 240 dwellings
I	Crewe	Duchy of Lancaster Ownership – Various Plots, Crewe	Barton Willmore on behalf of Duchy of Lancaster	1,646 dwellings (Development Strategy includes 1,000 dwellings) 2,604 dwellings (Development Strategy includes 1,000 dwellings) 43ha (Development Strategy includes 1 – 4ha + 25ha) 42ha (Development Strategy includes 2 – 25ha) 43ha (Development Strategy includes 1 – 4ha + 25ha)

Appendix 1 – Alternative Sites Proposed by Developer and Land Interests

The sites have been submitted to the Council by Developer and Land Interests. The Council has no opinion on the suitability of these sites.				
Map Reference	Town	Address	Site Promoted By	Proposal
J	Crewe	Gorsty Hill Golf Course, Weston, Crewe	John Church on behalf of Haddon Properties	In excess of 1,000 dwellings
K	Haslington, Crewe	Poole Meadows Road, Haslington.	Dolphin Land and Development Consultancy Ltd on behalf of Landowner	Approximately 120 dwellings
L	Knutsford	Booths Hall Estate , Off A537	Indigo Planning on behalf of Bruntwood	Mixed use including housing. 82.26 hectare site.
M	Middlewich	Glebe Farm, Middlewich	How Planning on behalf of Pochin Development Limited	Residential – additional site area. 3.19 hectare site in addition to that set out in the Development Strategy.
N	Middlewich	Land to the North East of Booth Lane	Harris Lamb on behalf of Bovale Limited	Mixed Use, employment, retail, leisure, tourism, hotel and residential. Site is 14.6 hectares in total.
O	Mobberley	Ilford's, Ilford Way	Peter Whittingham on behalf of Argonaut Holdings Ltd	Brownfield site. Mixed use development, to potentially include approximately 237 dwellings (density multiplier- for the whole site)
P	Mobberley	Land at Junction of Town Lane and Smith Lane	Barton Willmore on behalf of landowner	Housing or mixed use, site is 11.5 hectares in size.
Q	Sandbach	Land west of Cooksmere Lane	Stutt and Parker LLP on behalf of Majolica Ltd	Approximately 1,240 dwellings (density multiplier)

Appendix 1 – Alternative Sites Proposed by Developer and Land Interests

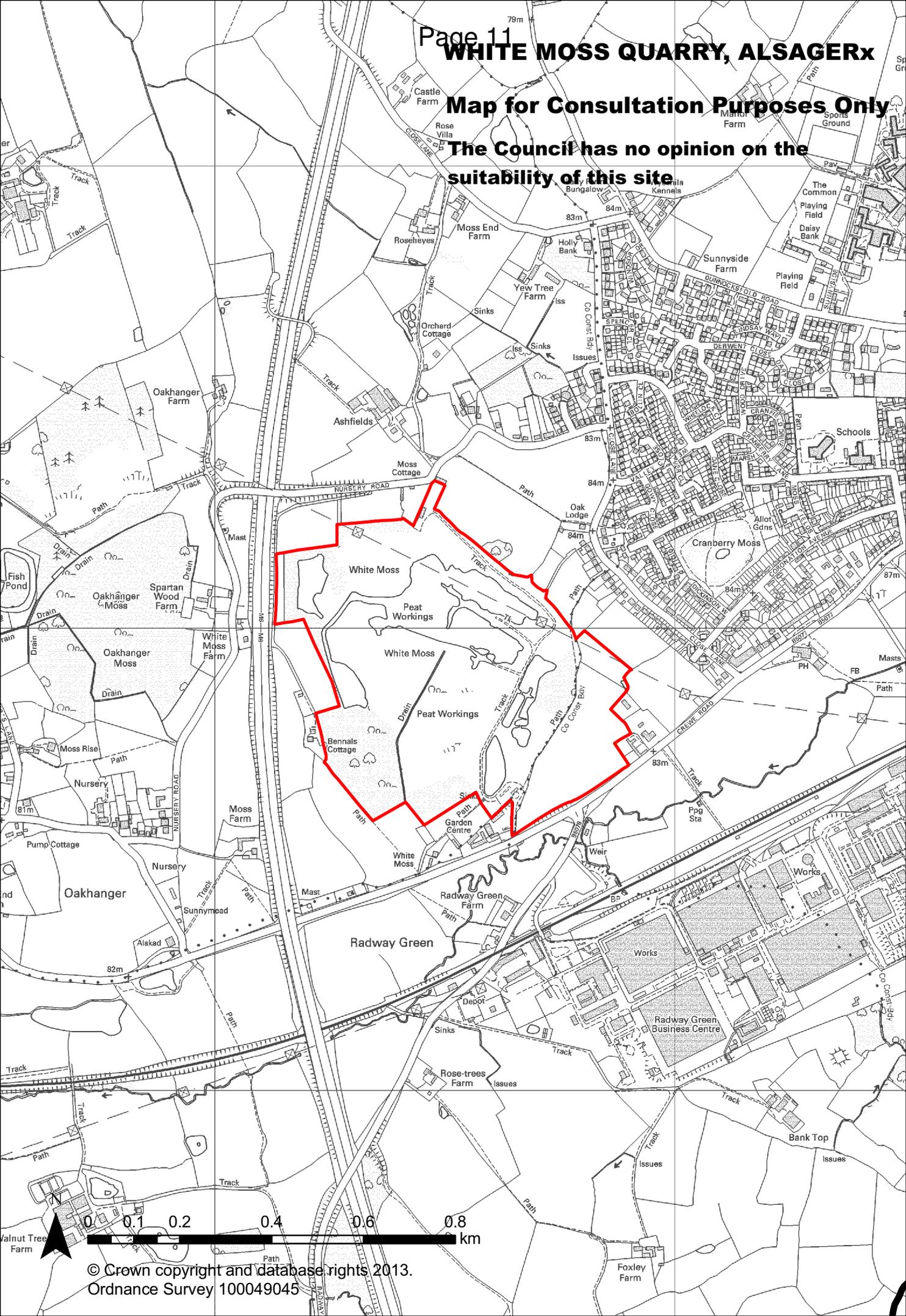
The sites have been submitted to the Council by Developer and Land Interests. The Council has no opinion on the suitability of these sites.				
Map Reference	Town	Address	Site Promoted By	Proposal
R	Sandbach	Land east of Cooksmere Lane	Stutt and Parker LLP on behalf of Majolica Ltd	Approximately 908 dwellings (density multiplier)
S	Sandbach	Land to the rear of Park Lane and Crewe Road	Dolphin Land and Development Consultancy	Approximately 714 dwellings (density multiplier)
T	Shavington, Crewe	Land on Crewe Road, along A500 linking to Park Estate		SHLAA sites 2911,2905,3381,2909, combined total of approximately 851 dwellings.
U	Wilmslow	Rotherwood Road	Emery Planning Partnership on behalf of Herring Properties Limited	Part brownfield and part greenfield site. SHLAA 3667 (22 dwellings). Proposed to develop in conjunction with sites 3426 (122 dwellings) and 3282 (30 dwellings).
V	Crewe	Land South of Weston	The Co-operative Estates	32 hectares in size. Approximately 850 dwellings and community infrastructure
W	Macclesfield	Land adjoining Lark Hall	Emery Planning Partnership on behalf of landowners and beneficiaries	SHLAA site 3275. Site promoters state that the developable area is 4.5 hectares = approximately 135 dwellings based on 30 dwellings per hectare.

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WHITE MOSS QUARRY, ALSAGER

Map for Consultation Purposes Only

The Council has no opinion on the suitability of this site.

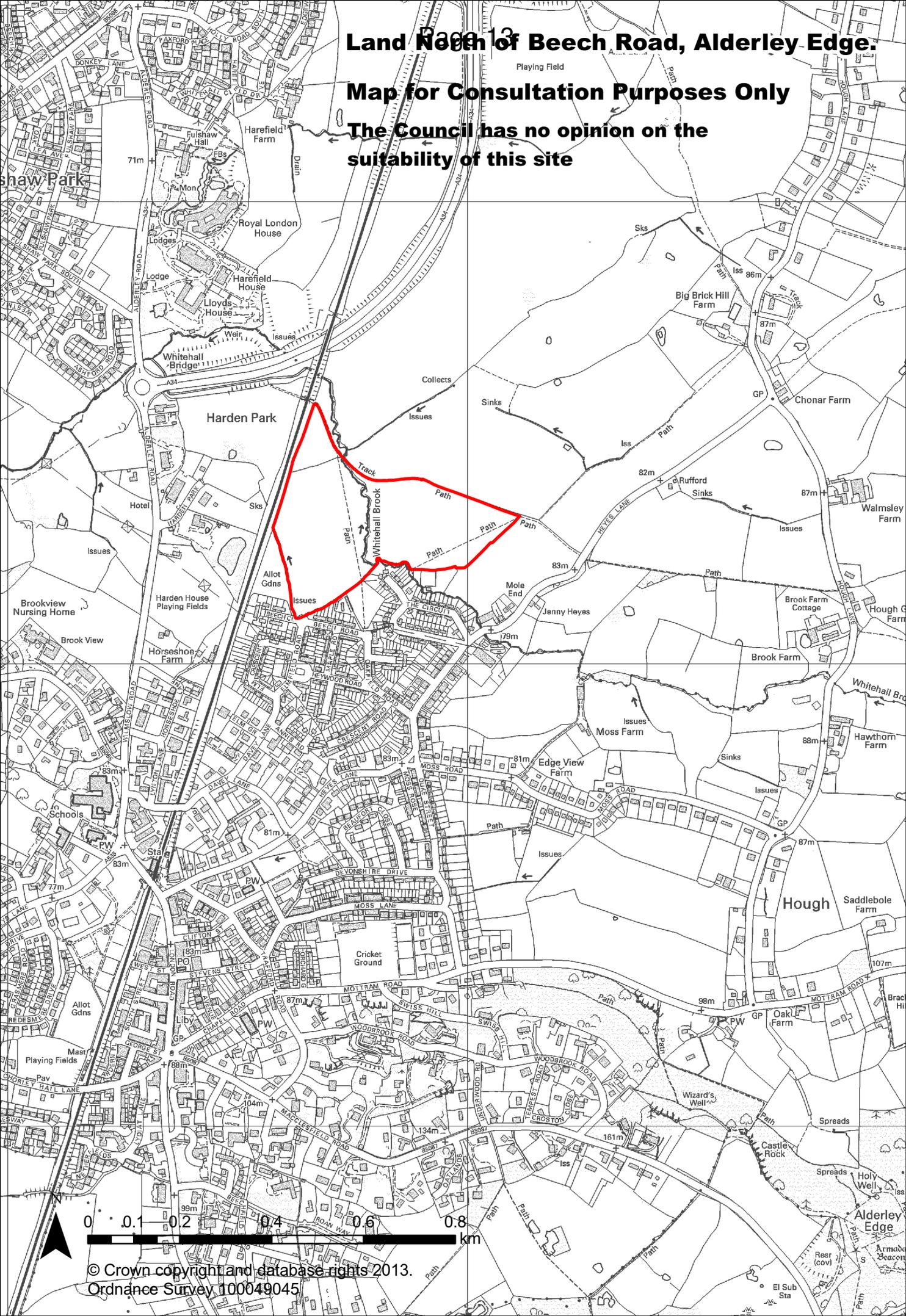


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Page 13
Land North of Beech Road, Alderley Edge.

Map for Consultation Purposes Only

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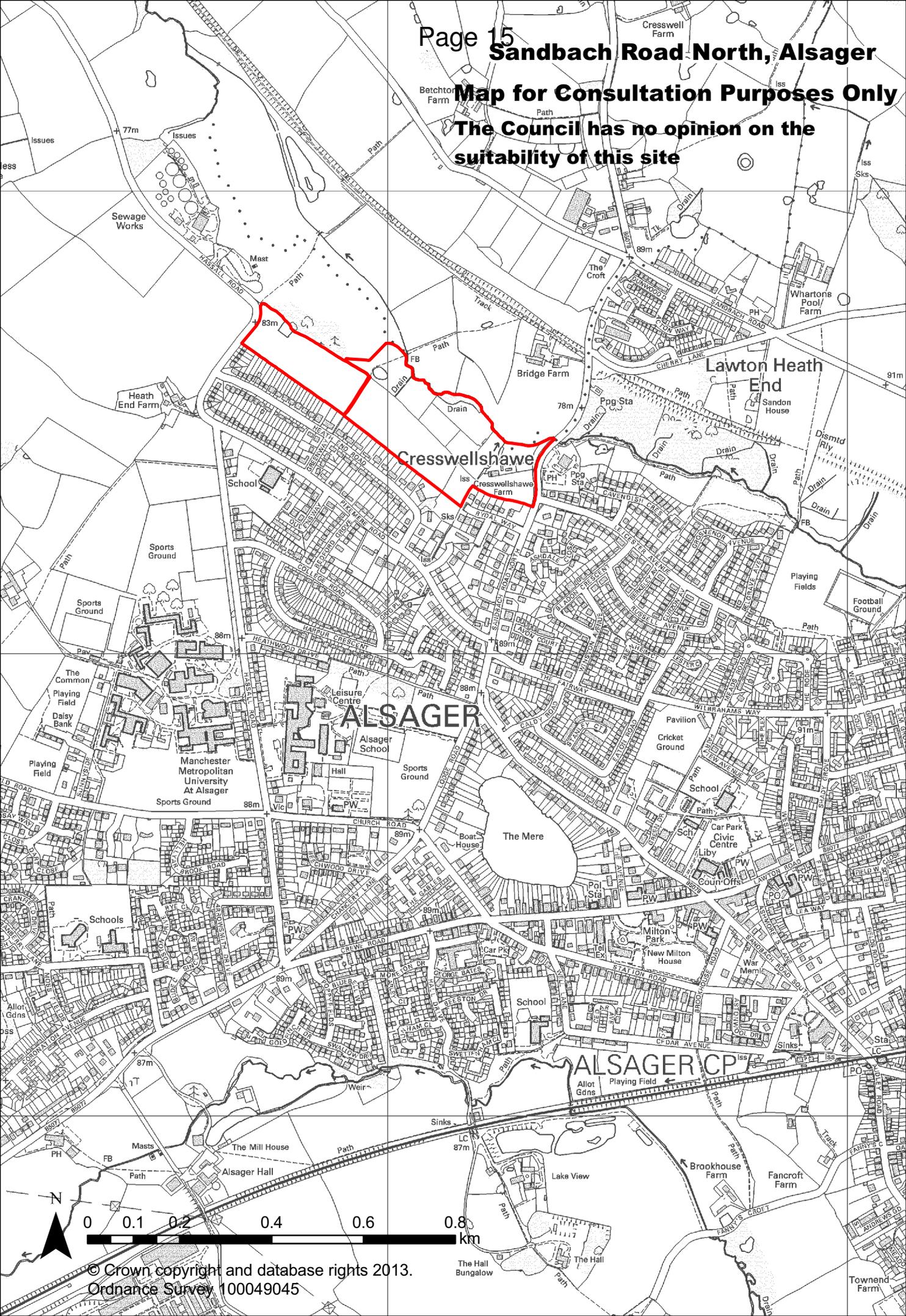


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Sandbach Road North, Alsager

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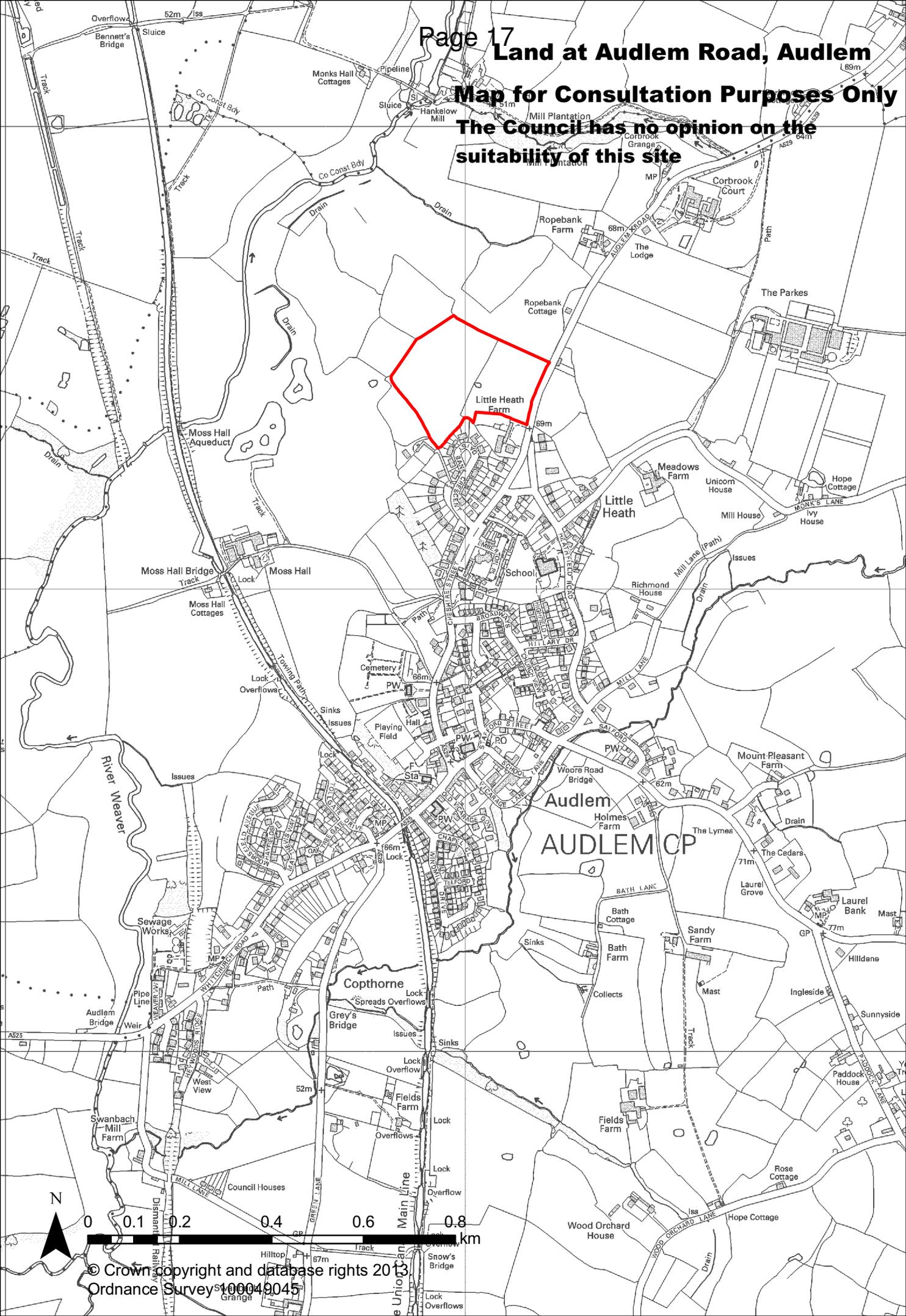


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Land at Audlem Road, Audlem

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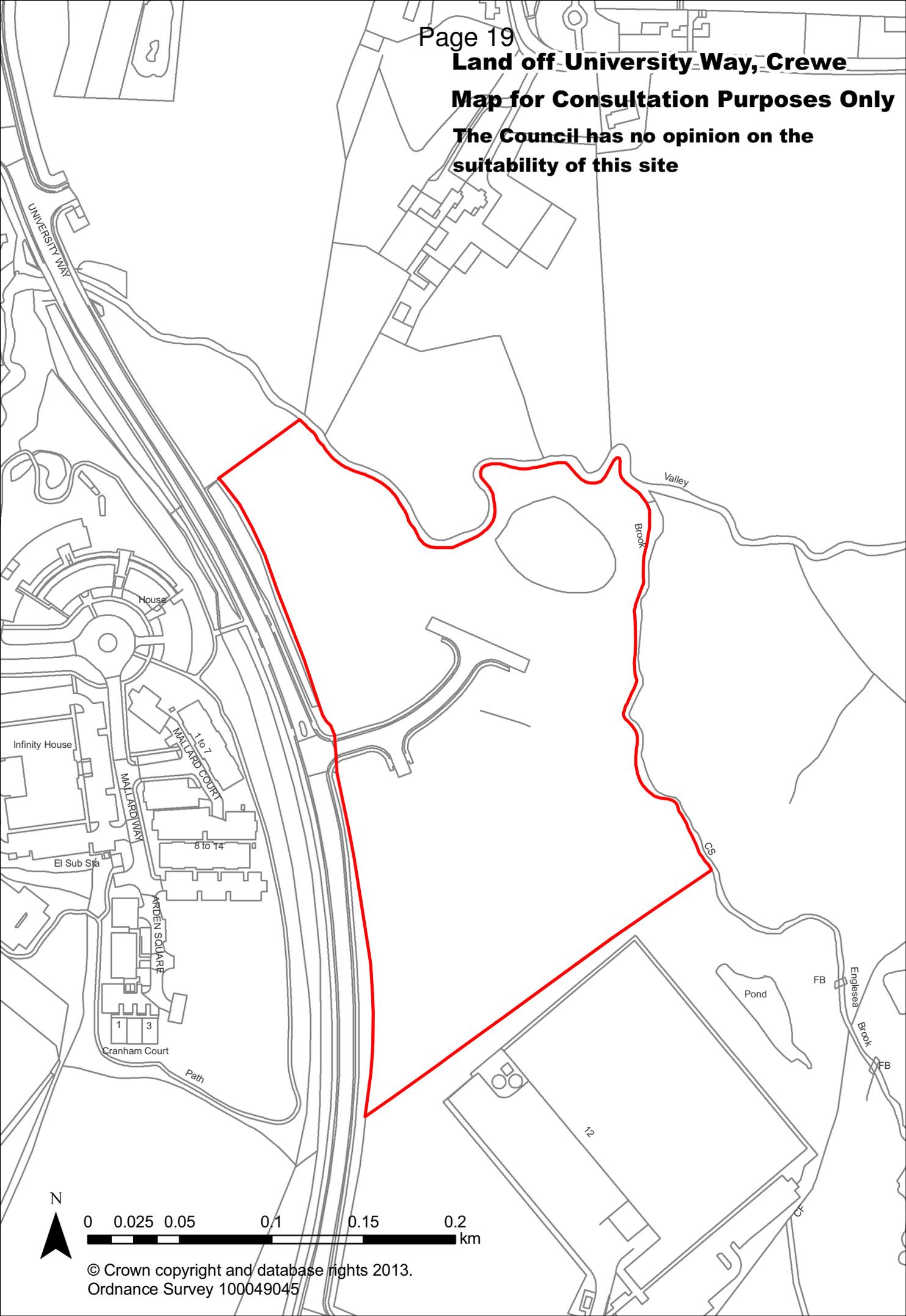


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Land off University Way, Crewe

Map for Consultation Purposes Only

The Council has no opinion on the suitability of this site



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Junction of the A534 and Sydney Road, Crewe
Map for Consultation Purposes Only
The Council has no opinion on the suitability of this site

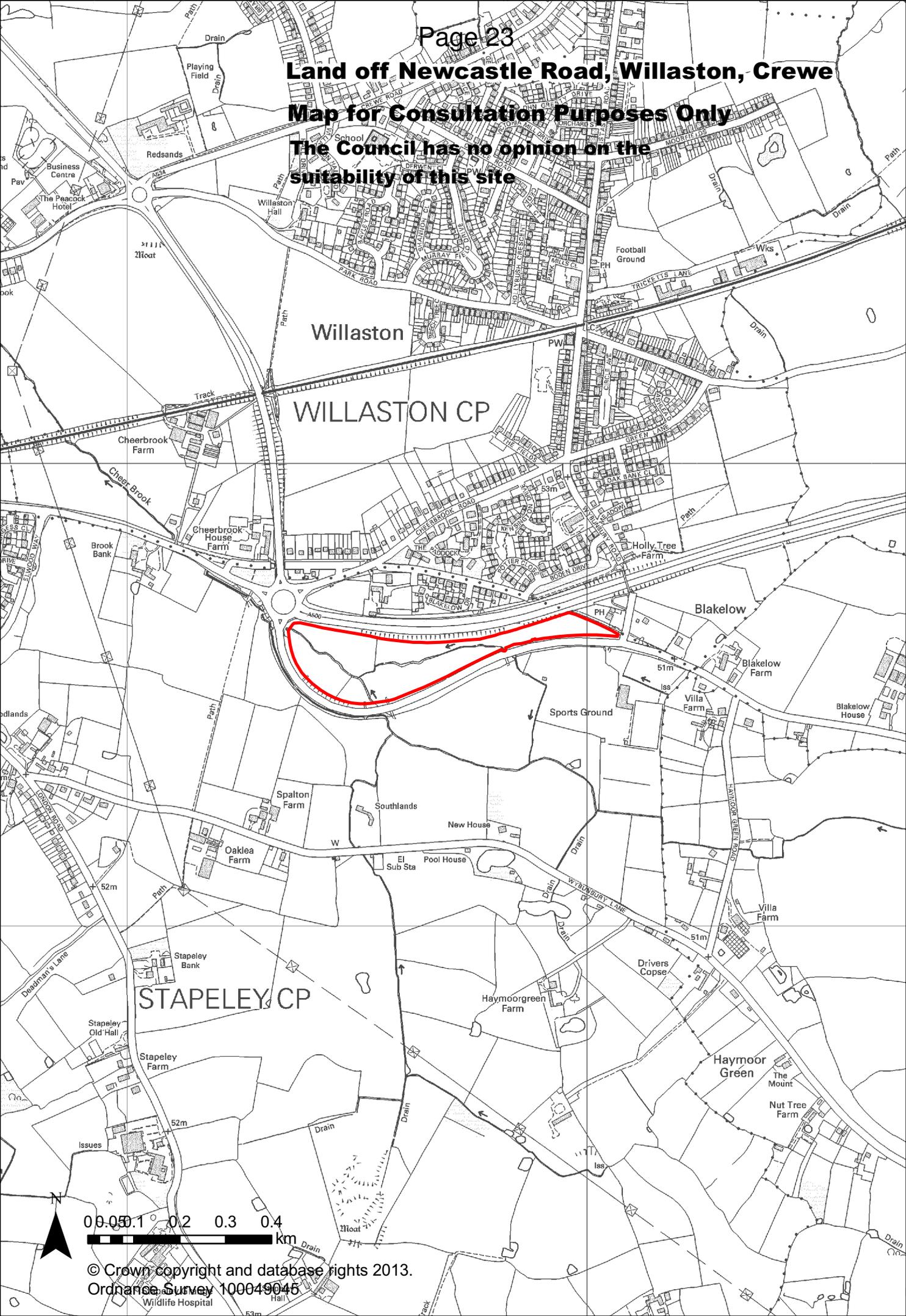


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Land off Newcastle Road, Willaston, Crewe

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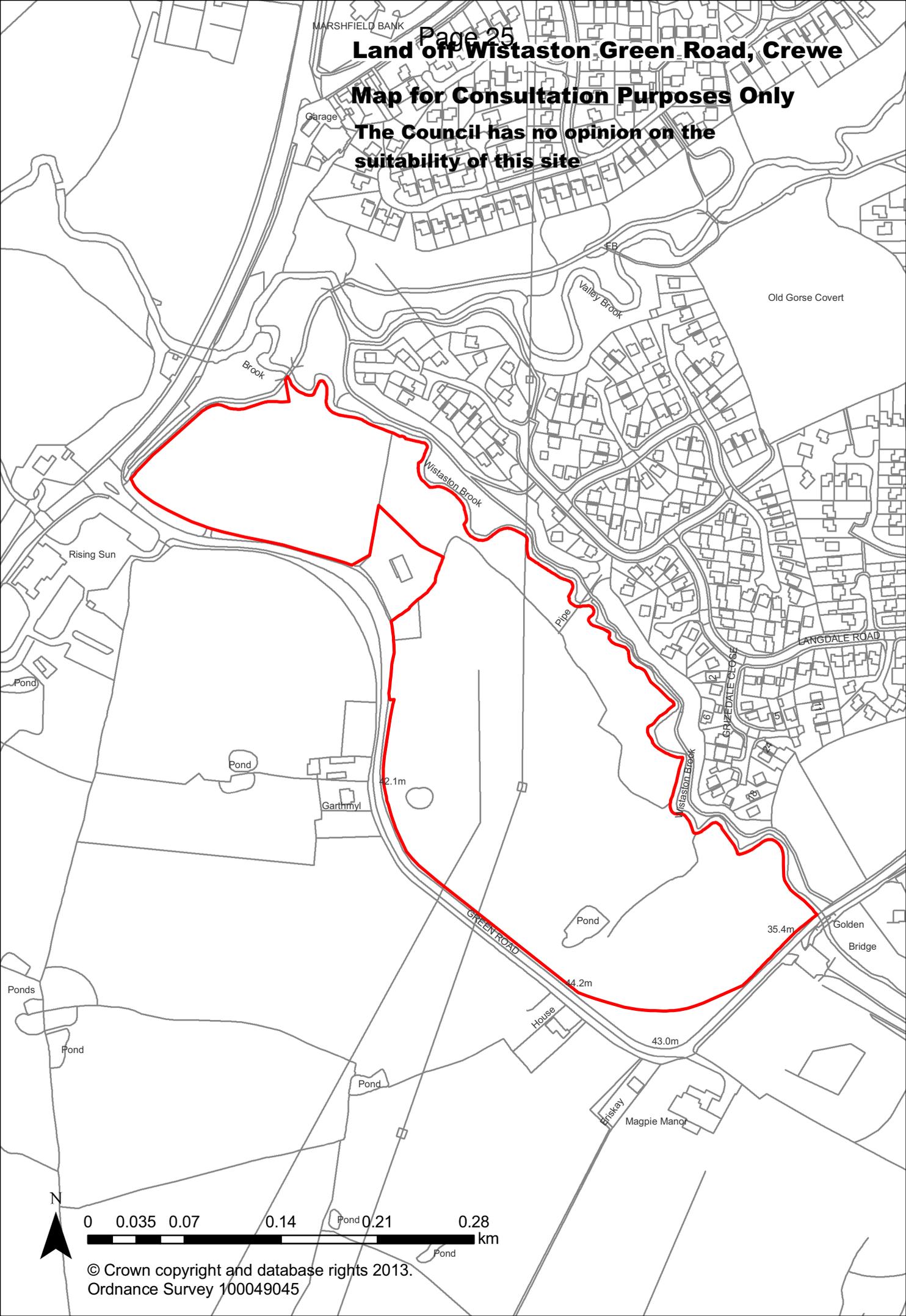
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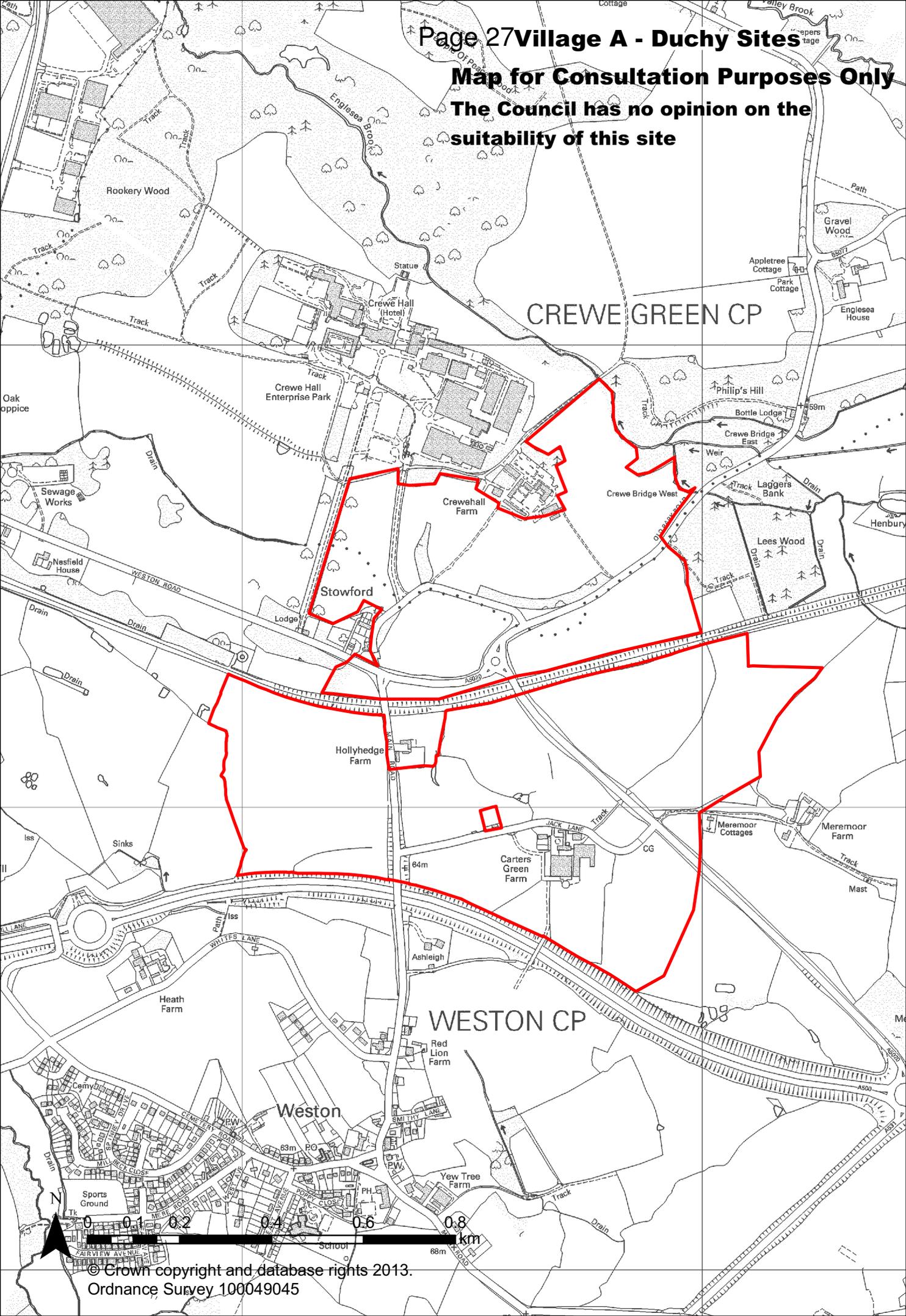
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Map for Consultation Purposes Only

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CREWE GREEN CP

Stowford

WESTON CP

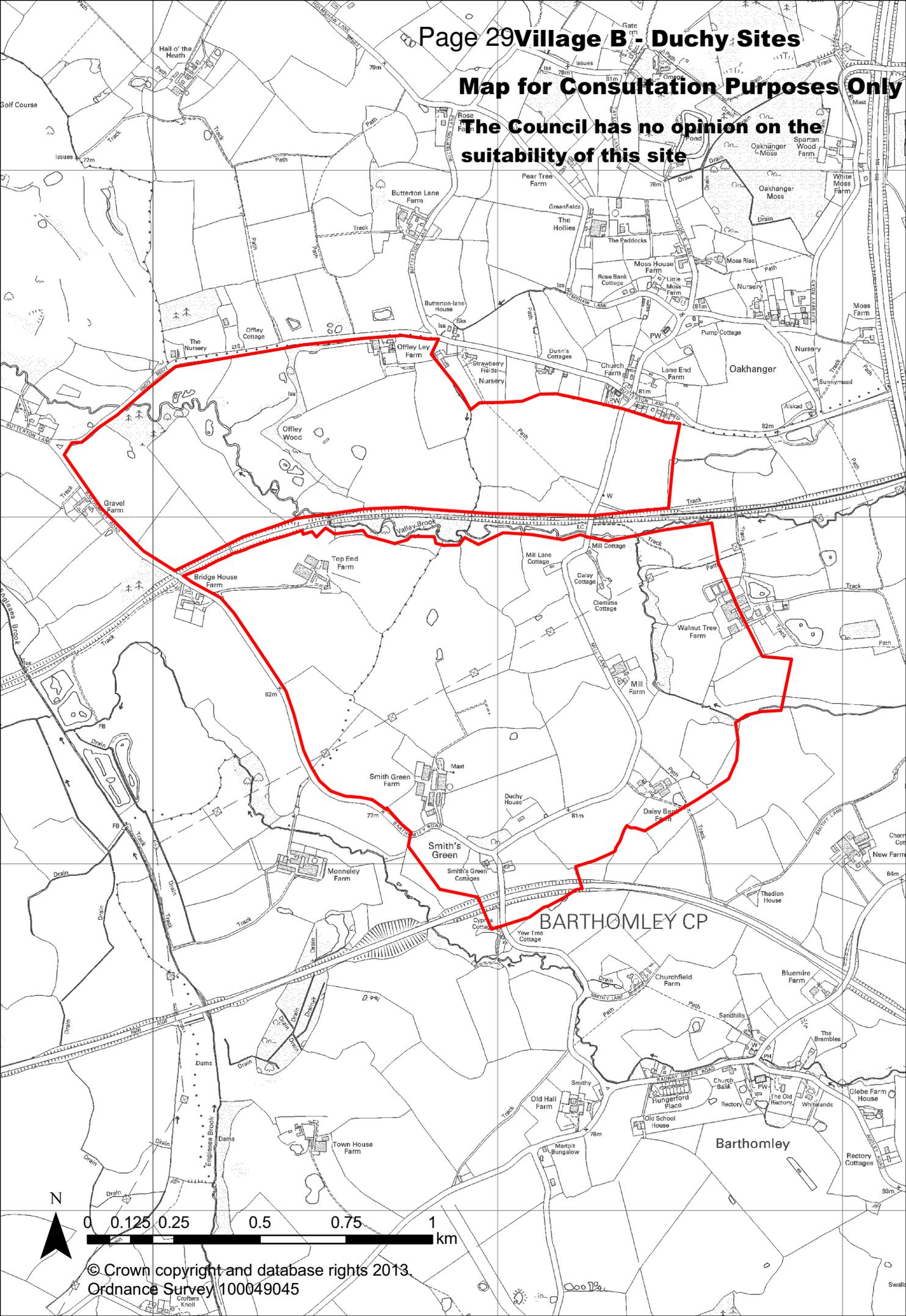
Weston



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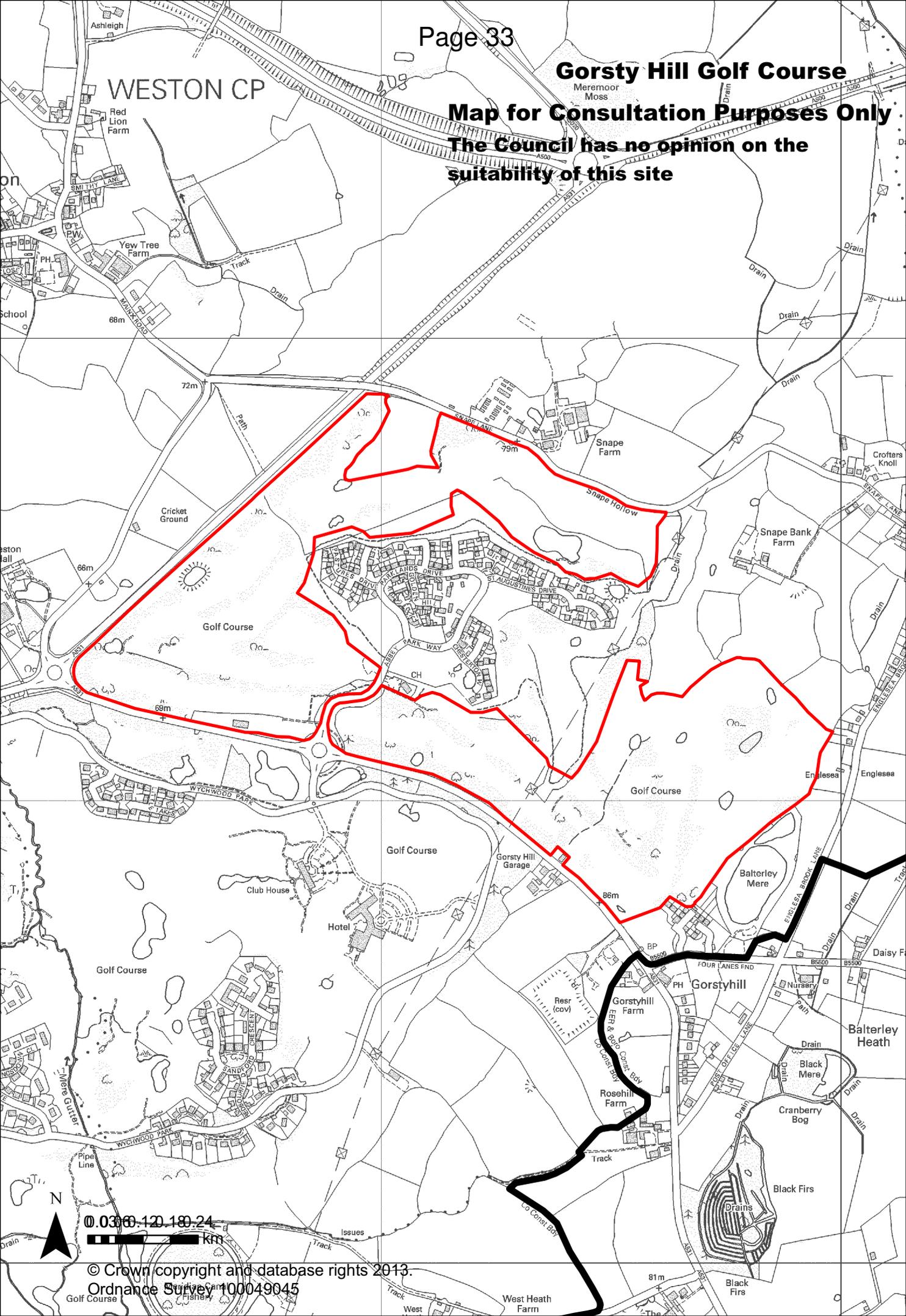


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Gorsty Hill Golf Course

Map for Consultation Purposes Only
The Council has no opinion on the suitability of this site



WESTON CP

Red Lion Farm

Yew Tree Farm

68m

72m

79m

68m

86m

81m

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KM

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Poole Meadows Road, Haslington
Map for Consultation Purposes Only
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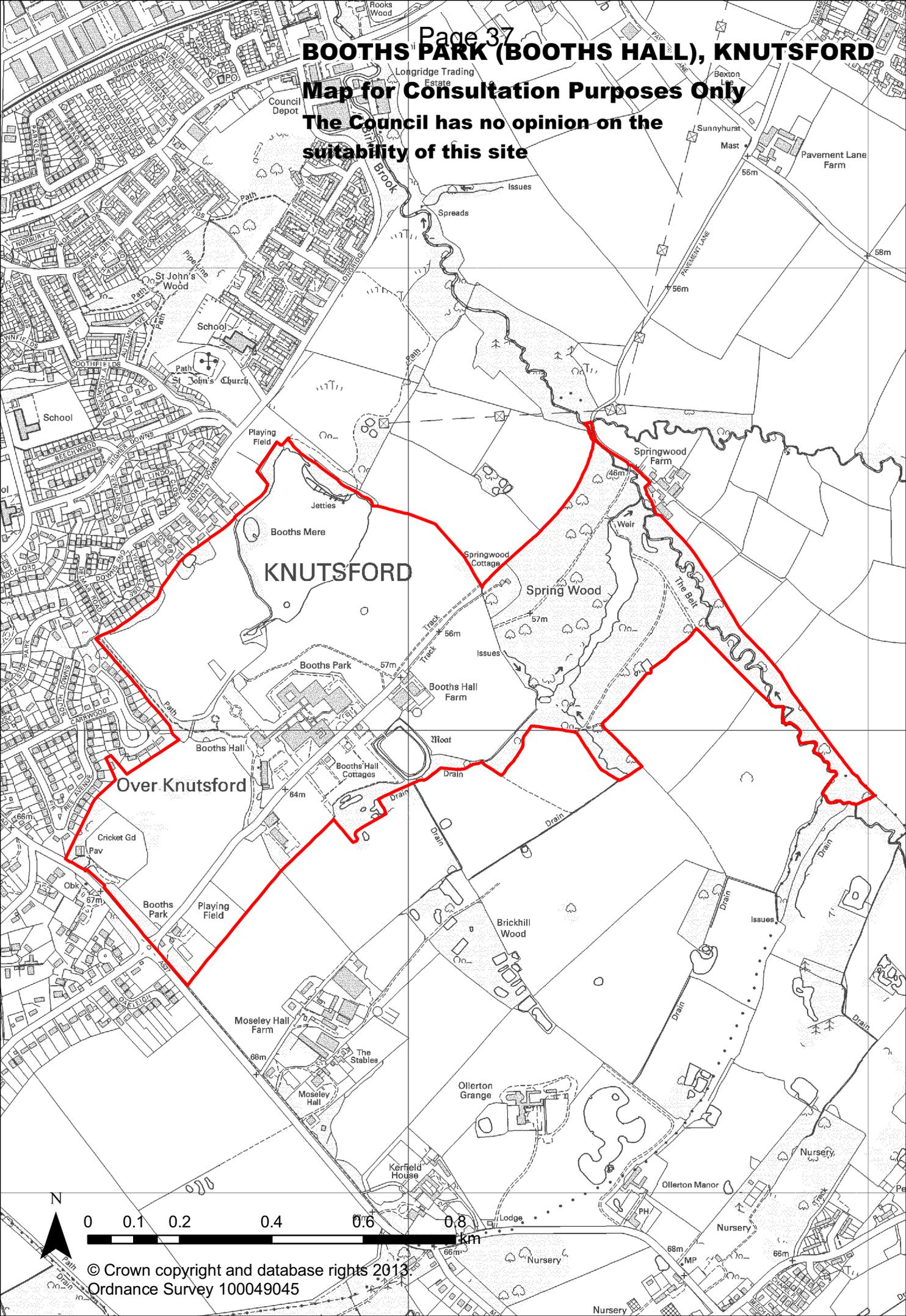
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BOOTH'S PARK (BOOTH'S HALL), KNUTSFORD

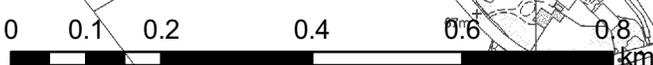
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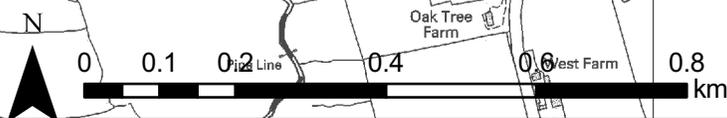
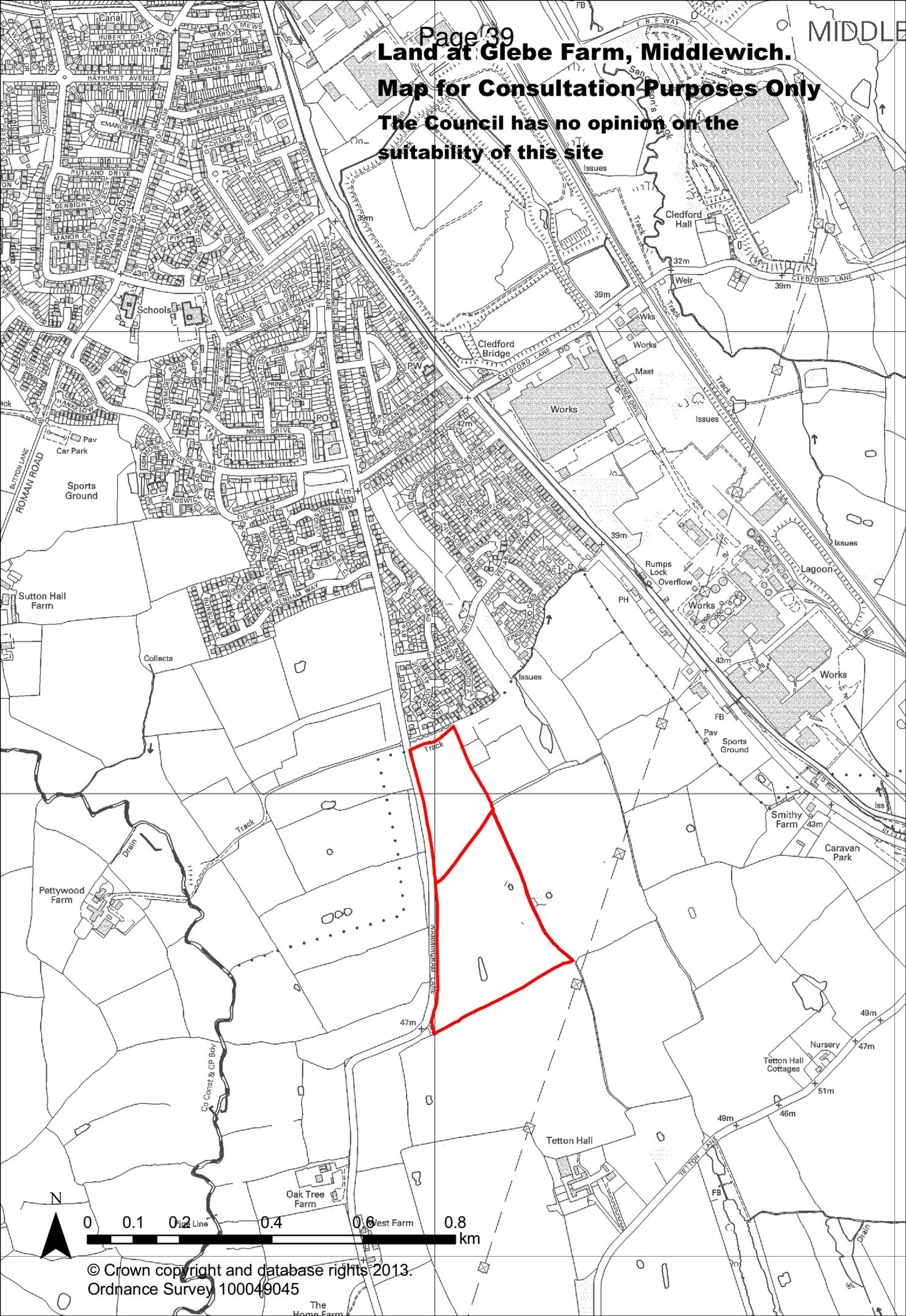
KNUTSFORD

Over Knutsford



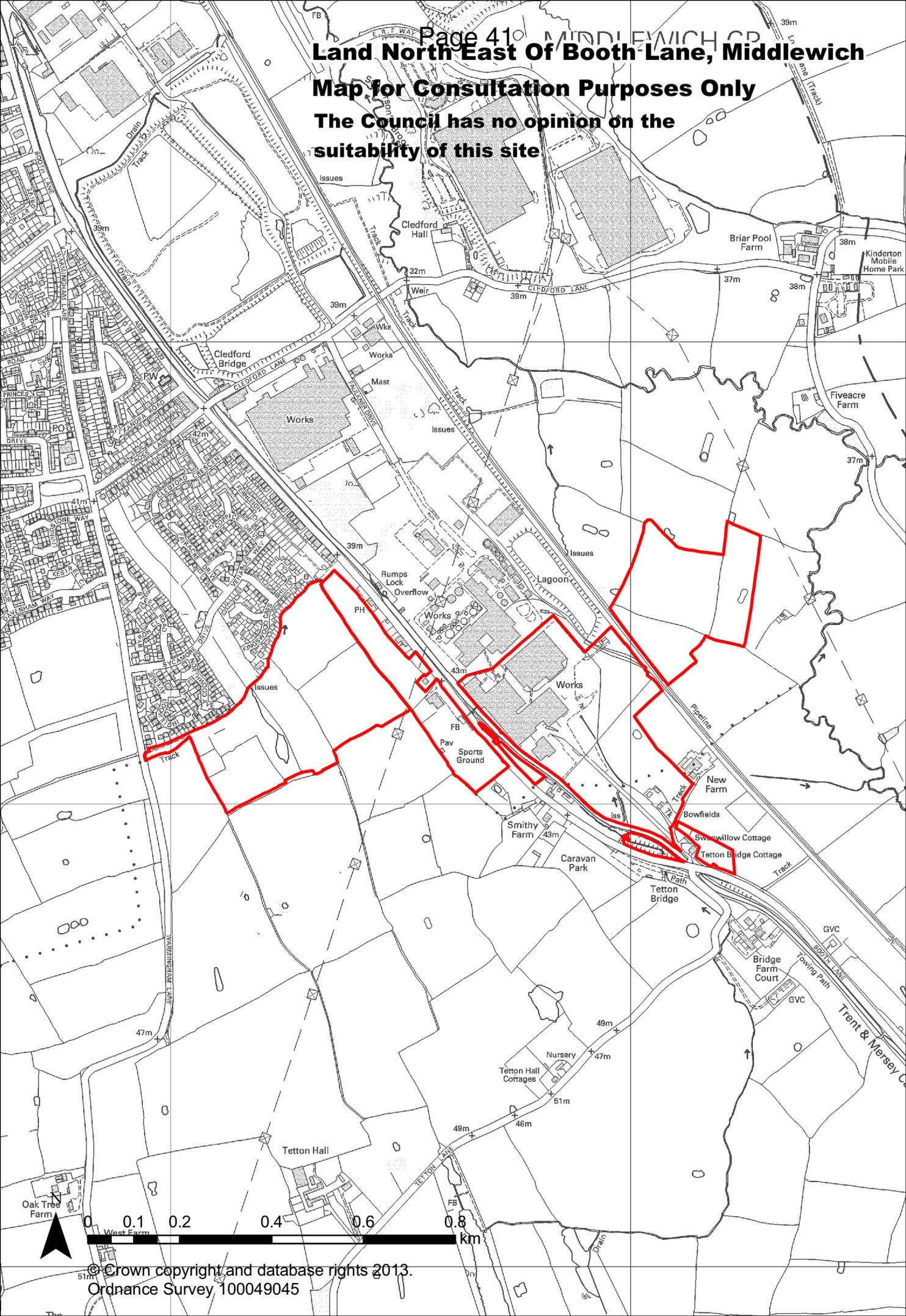
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Page 39
Land at Glebe Farm, Middlewich.
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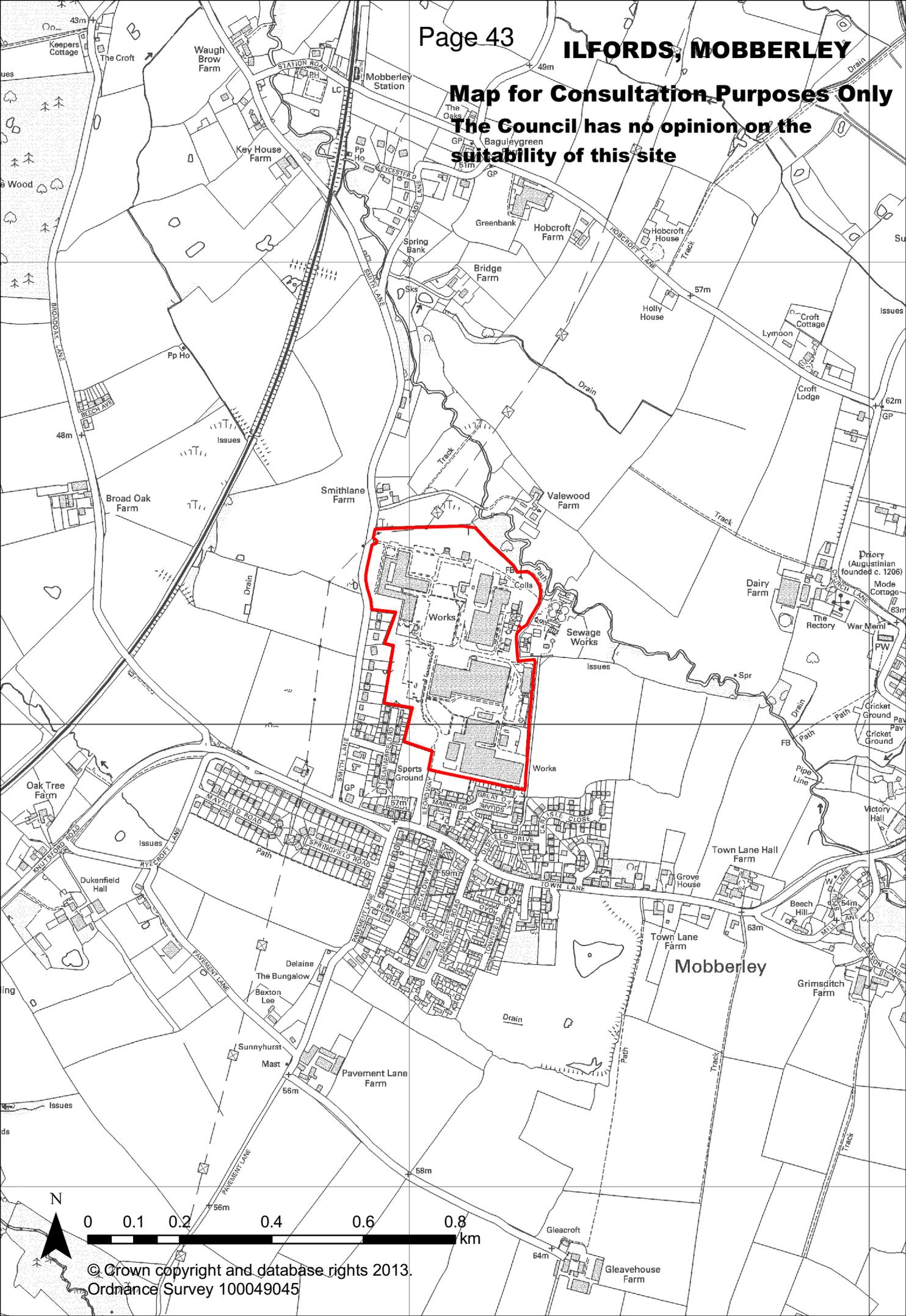
Page 41
Land North East Of Booth Lane, Middlewich
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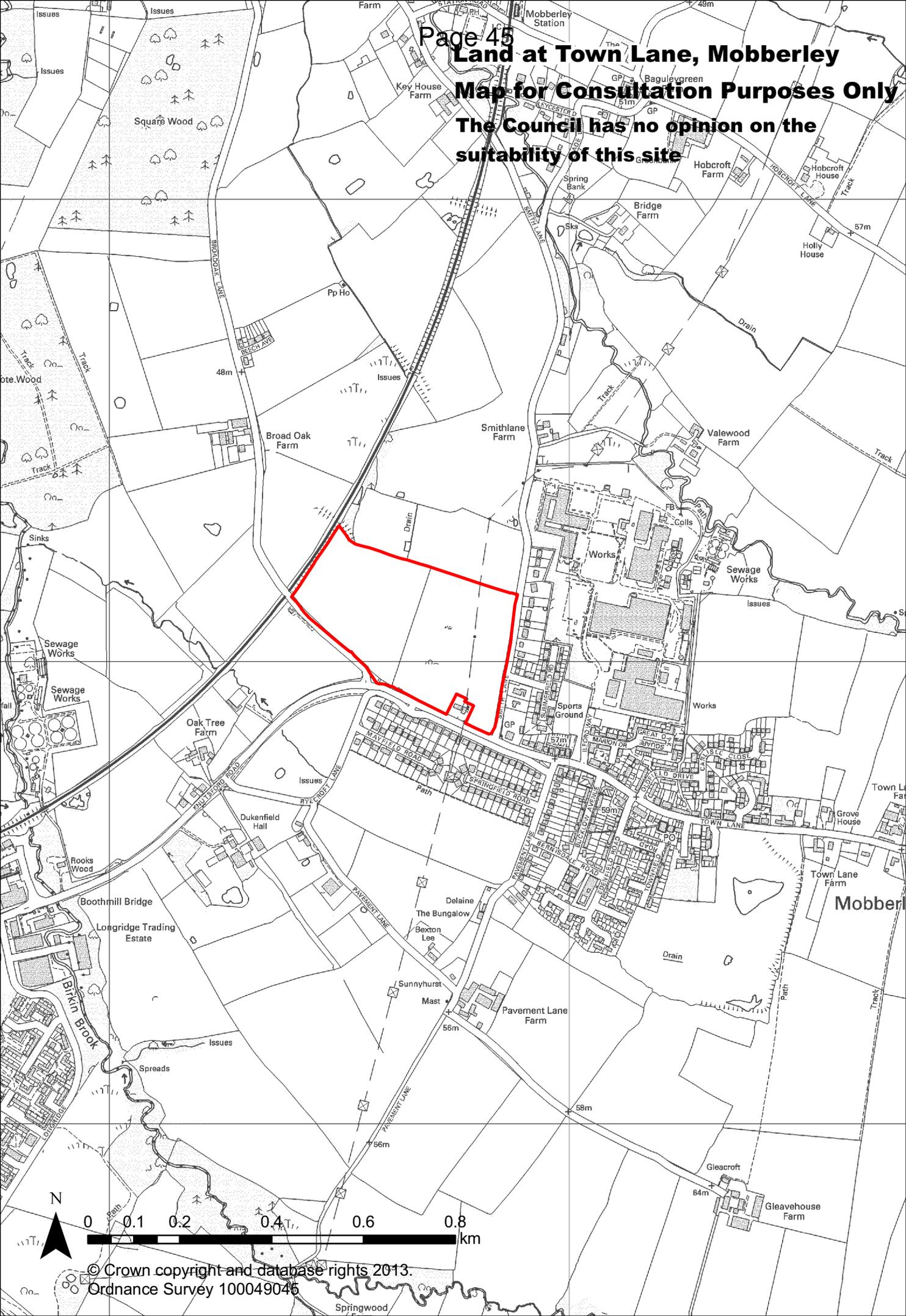


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Land at Town Lane, Mobberley

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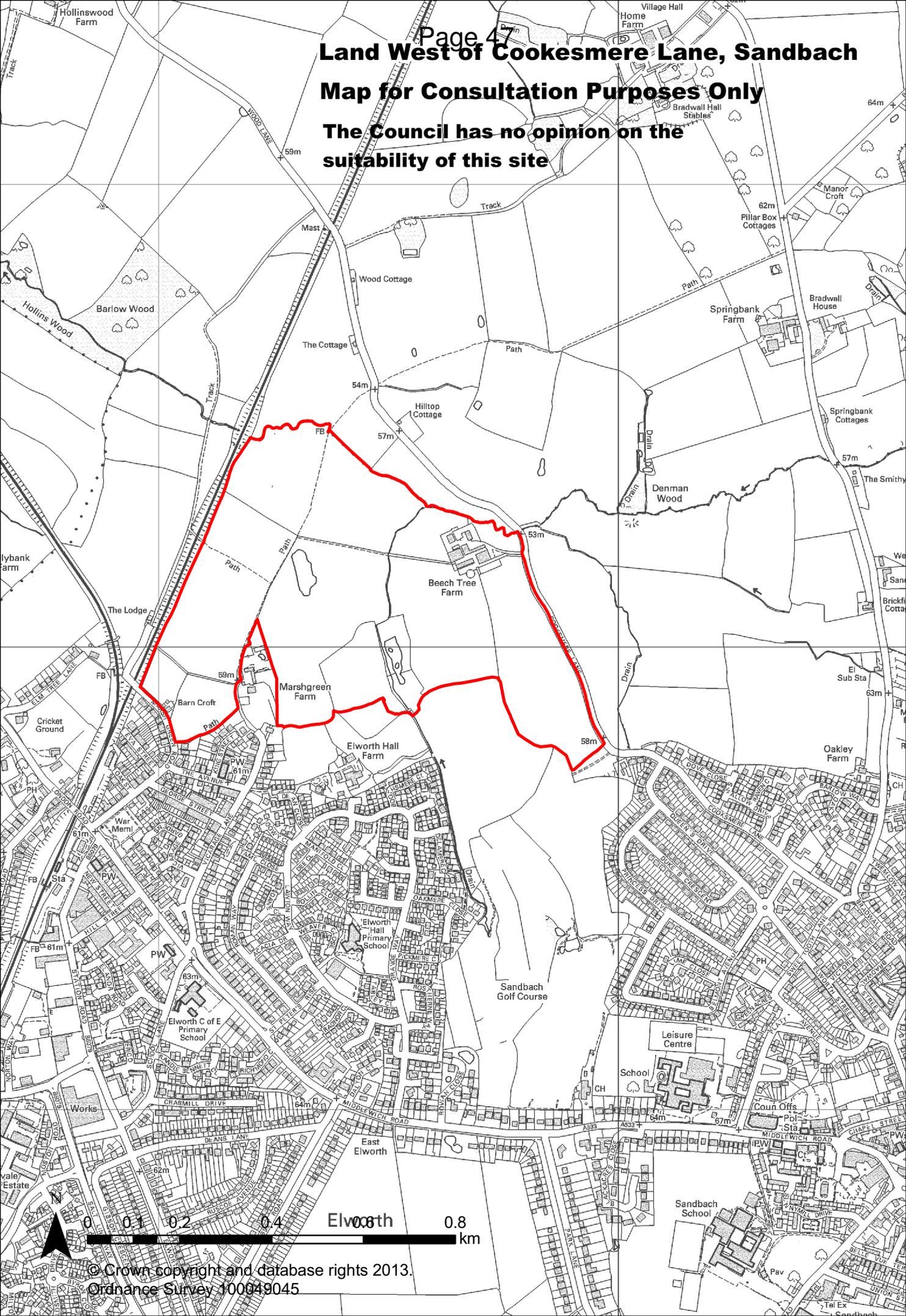


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Land West of Cookesmere Lane, Sandbach

Map for Consultation Purposes Only

The Council has no opinion on the suitability of this site



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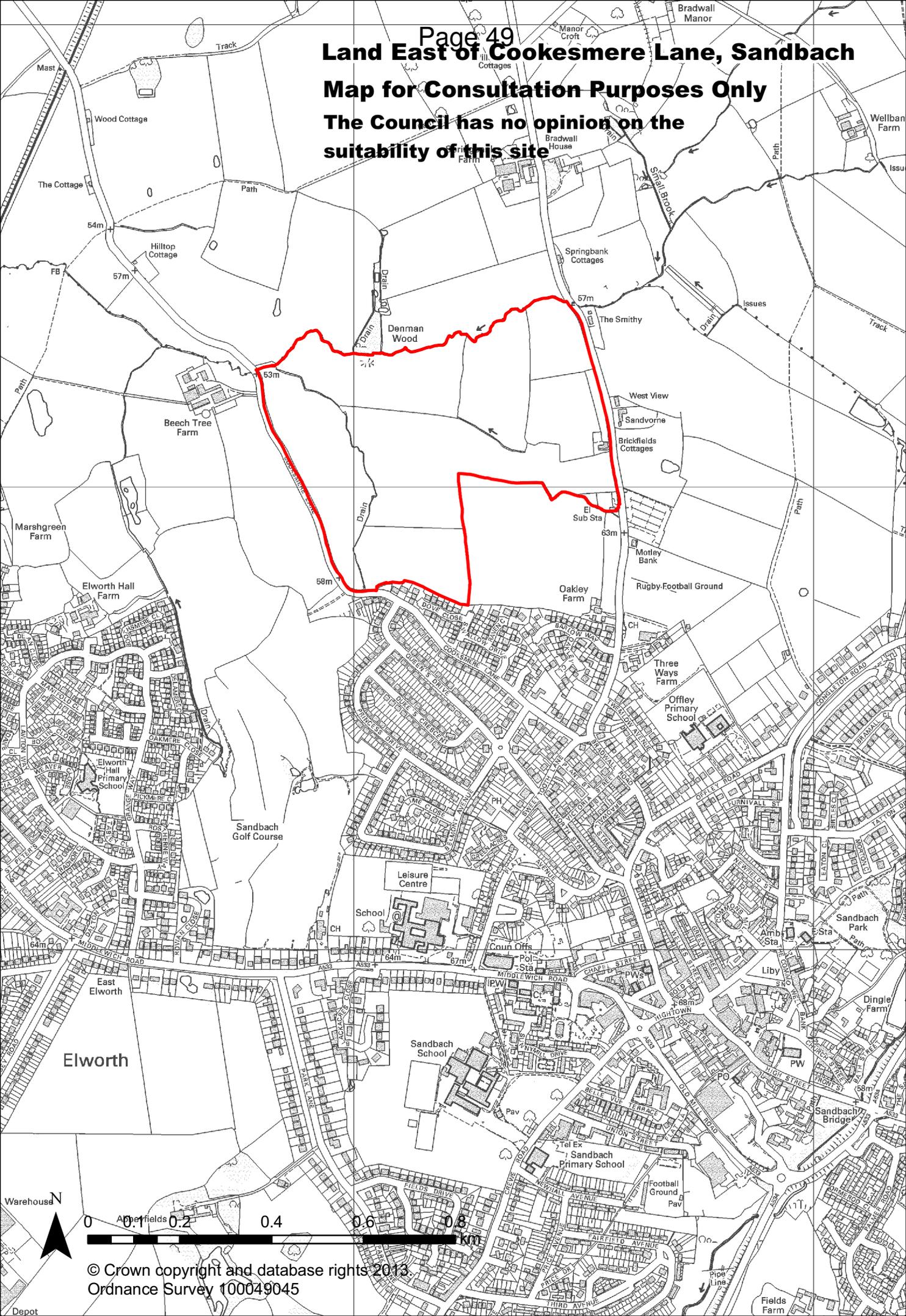
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Land East of Cookesmere Lane, Sandbach

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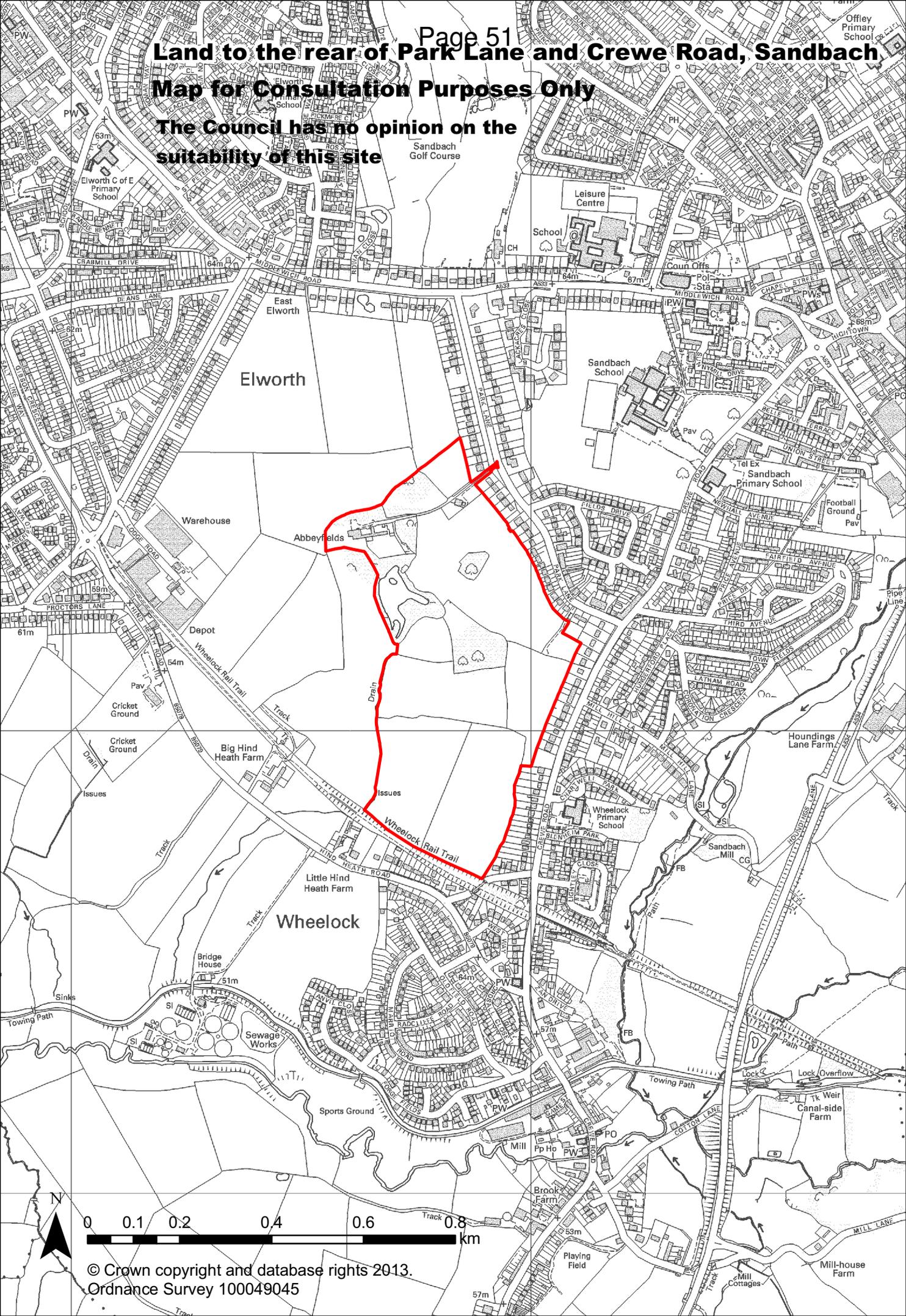


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Land to the rear of Park Lane and Crewe Road, Sandbach

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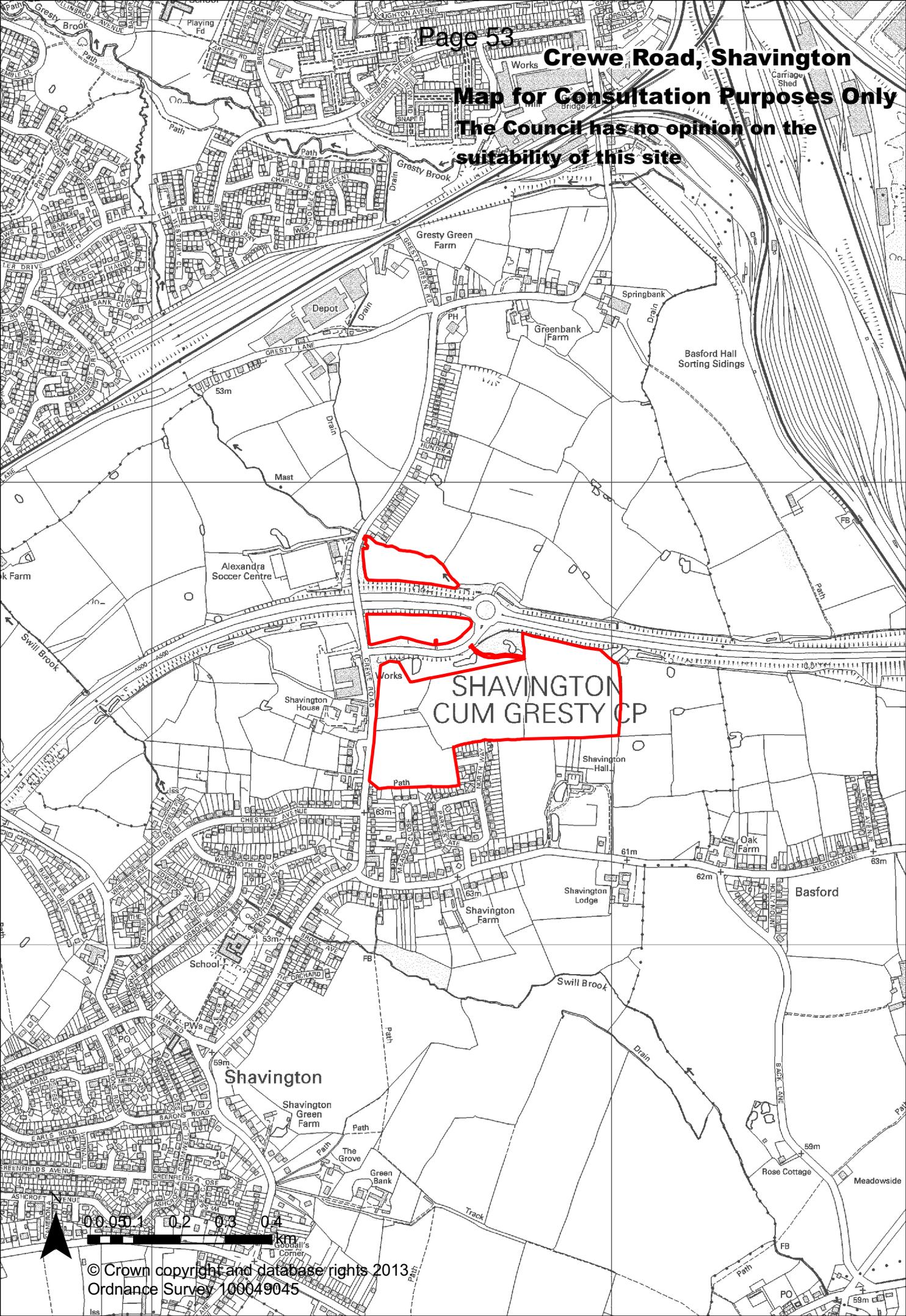


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Crewe Road, Shavington

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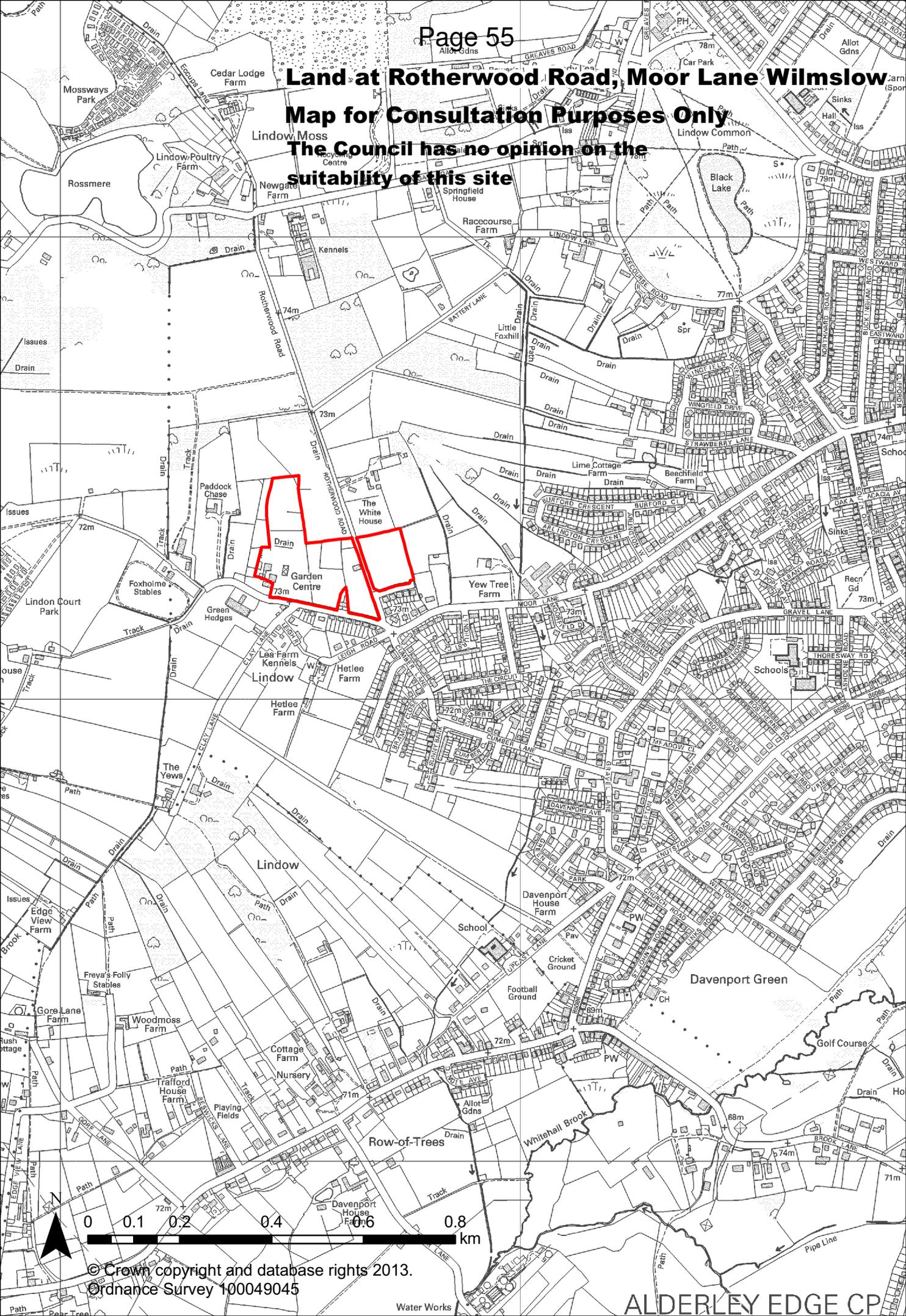


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Land at Rotherwood Road, Moor Lane Wilmslow

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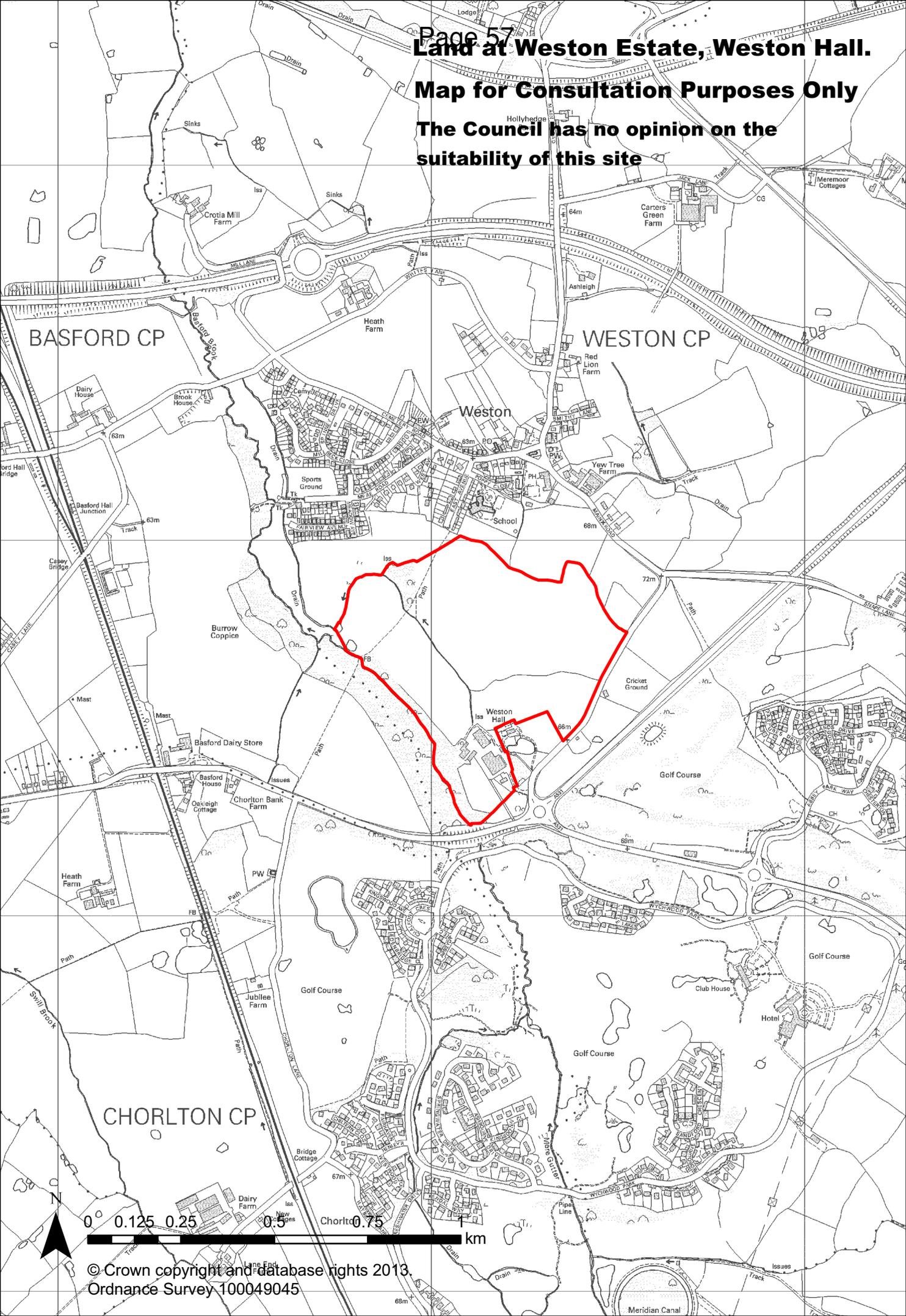


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Land at Weston Estate, Weston Hall.

Map for Consultation Purposes Only

The Council has no opinion on the suitability of this site



BASFORD CP

WESTON CP

CHORLTON CP

Weston

Weston Hall

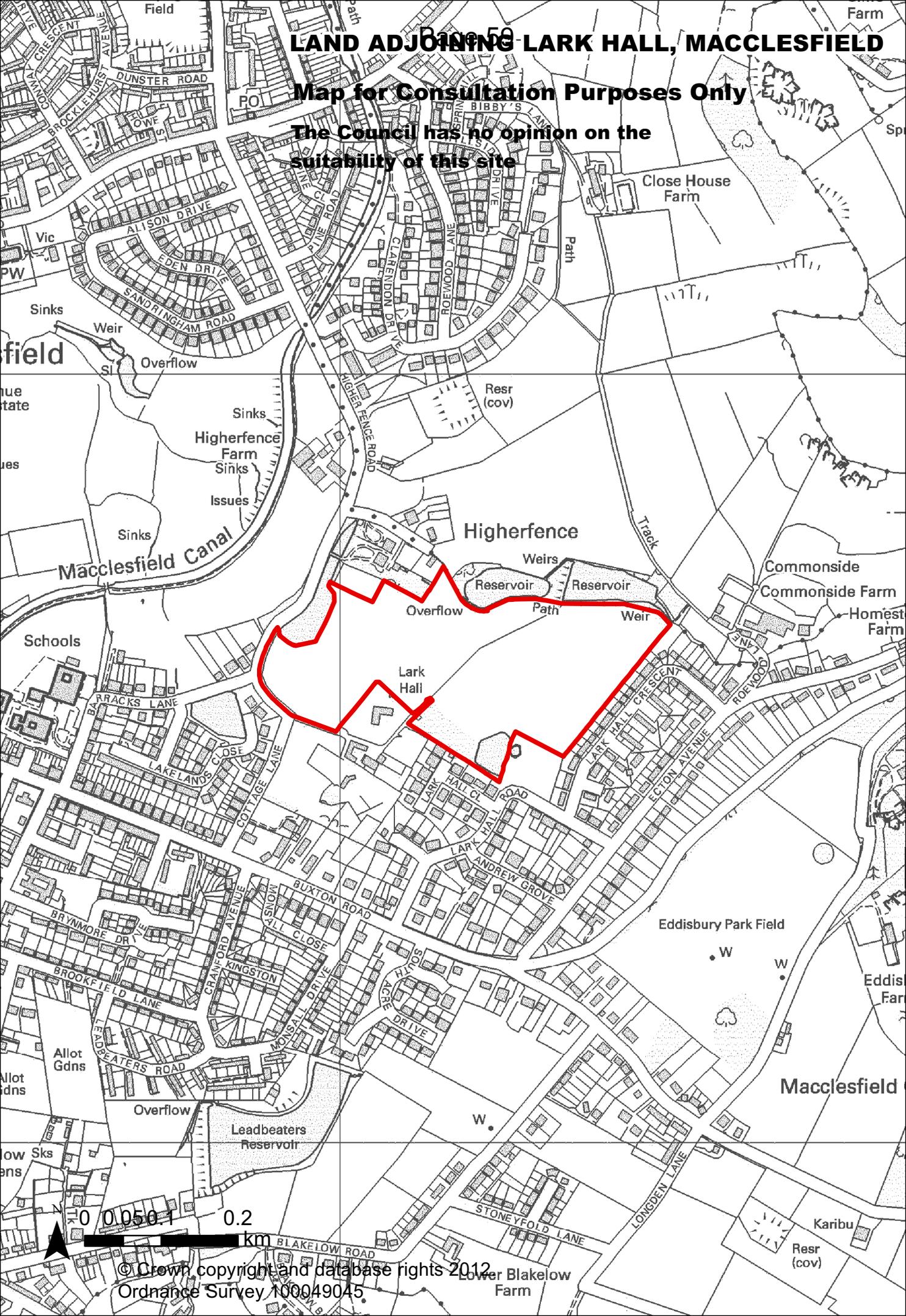


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LAND ADJOINING LARK HALL, MACCLESFIELD

Map for Consultation Purposes Only

The Council has no opinion on the suitability of this site



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