

CHESHIRE EAST COUNCIL

Cabinet Member for Performance and Capacity

Date of Meeting: 31st January 2011
Report of: Strategic Director - Places
Subject/Title: Local Development Scheme
Portfolio Holder: Councillor David Brown

1.0 Report Summary

- 1.1 This report seeks approval for the Local Development Scheme 2010-2014.
- 1.2 The report was considered by the Strategic Planning Board on 5 January 2011 and they recommended that the Local Development Scheme be approved.

2.0 Recommendation

- 2.1 That the Portfolio Holder approve the Local Development Scheme 2010-2014.

3.0 Reasons for Recommendation(s)

- 3.1 To ensure that the Council has an approved three year programme for the preparation of the various documents that will make up the Local Development Framework.

4.0 Wards Affected

- 4.1 All

5.0 Local Ward Members

- 5.1 All

6.0 Policy Implications

- 6.1 The Cheshire East Local Development Framework will set out the vision, objectives, spatial strategy and policies for the development of Cheshire East (outside the National Park) to 2030. It will interpret national planning policies within the context of Cheshire East Borough and will aim to ensure that the future development of the Borough is planned in a sustainable manner. It will be developed in co-operation with other adjacent local authorities to ensure that it contributes to the strategy for the future development of the sub-region.

6.2 The Local Development Framework will take into account other strategies and plans produced by the Council and its Local Strategic Partners in order to present a shared vision and strategy to ensure consistency in programme delivery. It will deliver the spatial aspects of the Cheshire East Sustainable Community Strategy, "Ambition for All".

7.0 Financial Implications

7.1 The costs of preparing the various documents will be met from current and future Spatial Planning budgets. The Local Development Scheme has taken into account the potential reduction of Spatial Planning staffing and revenue budgets from April 2011.

8.0 Legal Implications

8.1 Local authorities are required by Section 19 of the Planning and Compulsory Purchase Act 2004 to prepare documents to form their Local Development Framework in accordance with their Local Development Scheme.

8.2 Section 15 of the Planning and Compulsory Purchase Act 2004 sets out the roles of the local planning authority and the Secretary of State in relation to an authority's Local Development Scheme. Every local planning authority must prepare and maintain a local development scheme specifying the documents that will be local development documents, their subject matter and area and the timetable for their preparation and revision. The local planning authority must submit their local development scheme to the Secretary of State who can direct changes to the scheme as he thinks appropriate. PPS12 sets out guidance on the preparation of Local Development Schemes.

8.3 Section 15 requires Local Planning Authorities to revise their Local Development Schemes "at such time as they consider appropriate". This Council's current Scheme was produced in February 2009, several changes to its content and timetable need to be made, a revised Scheme must therefore be approved and published.

9.0 Risk Management Implications

9.1 The Local Development Schemes sets out the risks associated with the preparation of the Local Development Framework. Two new risks have arisen since the preparation of the first Local Development Scheme:

- Uncertainties about the proposed revisions to the plan making process announced by the Coalition Government
- Uncertainties about the possible reduction in Spatial Planning staffing and revenue budgets from April 2011.

10.0 Background and Options

10.1 The Local Development Scheme sets out a programme and timetable for the preparation of documents for the Cheshire East Local Development

Framework. The first Cheshire East Local Development Scheme was approved in February 2009 and included an extensive list of Development Plan Documents.

- 10.2 The Local Development Scheme is the starting point for people to find out about the Council's timetable for preparing the various documents of the Local Development Framework, the status of each document and the policies contained in it. The Local Development Scheme describes:
- the content and geographic area to which each of the Development Plan Documents relates;
 - the timetable and the key milestones in their preparation;
 - the interrelationships between each document;
 - arrangements during the transitional period for saved policies.
- 10.3 As part of preparing this Local Development Scheme the format of the Local Development Framework has been reviewed and the number of Development Plan Documents has been reduced to two: the Core Strategy and the Site Allocations Documents. The timetable has also been reviewed with the aim of completing these key documents by the end of 2014. Appendix 1 summarises the timetable for the preparation of documents for this period.
- 10.4 The 2009 Local Development Scheme included a schedule of Supplementary Planning Documents that would also be prepared. The Council is no longer required to include these in its Local Development Scheme. However, it is intended that in future, priority will be given to the preparation of Supplementary Planning Documents that will support the delivery of major development proposals (eg area or site specific briefs for major development proposals) or guidance on the implementation of specific policies (eg affordable housing).
- 10.5 Progress with the preparation of the Local Development Framework documents will be reviewed annually as part of the Local Development Framework Annual Monitoring Report. The Local Development Scheme will be updated in the light of this review and at such other times when circumstances require a change to the timetable for the preparation of documents.
- 10.6 It should be noted that the Coalition Government has announced that it intends to bring forward proposals to review the plan making process. Once the legislation has been passed to introduce these proposals, they will be taken into account in future reviews of the Local Development Scheme.
- 10.7 The Council has consulted the Government Office for the North West in the development of the LDS.

11.0 Access to Information

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

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