

Cheshire East Local Plan

Environmental Protection Supplementary Planning Document

Report of Consultation on First Draft SPD

August 2023

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1. Introduction

- 1.1 Supplementary Planning Documents (SPDs) add further detail to the policies in the development plan and are used to provide guidance for development on specific sites, or on particular issues. SPDs may be a material planning consideration in planning decisions but are not part of the development plan.
- 1.2 The draft Environmental Protection SPD adds detail to existing development plan policies from the Cheshire East Local Plan Strategy (LPS) (adopted July 2017), Site Allocations and Development Policies Document (SADPD) (adopted December 2022) and 'saved' policies from the Cheshire Minerals Local Plan and the Cheshire Waste Local Plan.
- 1.3 The SPD provides guidance on the council's approach to Environmental Protection issues when considering planning applications. The SPD is limited to matters that fall within the remit of the council's Environmental Protection Team. The specific areas covered in the final draft SPD are:
 - Air quality (including dust pollution)
 - Contaminated land
 - Noise
 - Light pollution
 - Odour pollution
- 1.4 The first draft Environmental Protection SPD was published for six weeks consultation between 18th October and 29th November 2021. This report of consultation provides further information on the consultation.

2. Consultation documents

- 2.1 In addition to the First Draft Environmental Protection SPD, a Strategic Environmental Assessment and Habitats Regulations Assessment screening assessment (both included as an appendix to the first draft SPD), and an Equalities Impact Assessment were published alongside the consultation document for comment.
- 2.2 In addition, a statutory notice and comments form were published to support the consultation.
- 2.3 The consultation documents remain available to view on the council's consultation portal¹.

¹ <https://cheshireeast-consult.objective.co.uk/kse/event/36536>

3. Document availability

- 3.1 Electronic copies of the consultation documents were made available online on the council's consultation portal, which could be accessed through the council's website.
- 3.2 Printed copies of documents were also available at the following locations during opening hours:
- Public libraries in Cheshire East
 - Crewe Customer Service Centre, Delamere House, Crewe
 - Macclesfield Customer Service Centre, Macclesfield Town Hall
 - Municipal Buildings, Earle Street, Crewe
 - Council Offices, Westfields, Sandbach.

4. Publicity and engagement

Consultation notifications

- 4.1 Notification of the consultation as sent to all active stakeholders on the council's Local Plan consultation database, via printed letters and emails. This consisted of over 400 printed letters and 2,500 emails sent on 18th October 2021. The stakeholders on the database include residents of Cheshire East, landowners, developers, planning consultants, businesses, local groups, and other organisations including the statutory consultees.
- 4.2 Notifications were also sent to all town and parish councils in Cheshire East, elected members and MPs.
- 4.3 Examples of notification letters and emails are included in Appendix 1.

Other publicity

- 4.4 A number of pages on the council's website provided information and links to the consultation. These pages included:
- The council's homepage (in the 'have your say' section): www.cheshireeast.gov.uk.
 - The consultations page www.cheshireeast.gov.uk/consultations
 - The Supplementary Planning Documents page www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/supplementary-plan-documents
- 4.5 Example screenshots of webpages are included in Appendix 2.

- 4.6 A media release was issued on 20th October 2021, which informed people about the consultation. A copy of the media release is included in Appendix 3.

5. Submitting comments

- 5.1 Comments could be submitted in several ways:
- Online: using the consultation portal accessed from the council's website.
 - By email to localplan@cheshireeast.gov.uk
 - By post to Strategic Planning (Westfields) C/O Municipal Buildings, Earle Street, Crewe CW1 2LL.
- 5.2 A screenshot of the consultation portal is included in Appendix 4.
- 5.3 Printed copies of consultation response forms were available for people to take away from public libraries and other locations listed in paragraph 3.2 above. The form could also be downloaded from the consultation portal for completion offline. A copy of the response form is included in Appendix 5.
- 5.4 Information on how to submit comments was included on the consultation portal and the printed/downloadable response form.

6. Representations received

- 6.1 In total, 38 comments were received from 19 parties.
- 6.2 The comments received covered a range of topics and issues. A summary of the main issues raised and the council's response (including any changes proposed to the SPD) is set out in the Table below.

Section	Summary of the main issues raised	Representors	Council response including any changes proposed
General comment	Whilst the SPD considers human health aspects only, the majority of environmental impacts covered in the document are also applicable to ecological receptors. The SPD should include detail on ecological receptors or signpost to the relevant document	Natural England	The SPD seeks to provide further guidance on the implementation of policies in the development plan. Its scope is limited to matters within the remit of the council's Environmental Protection Team and is aimed at preventing or reducing the impact of developments and protecting public health, wellbeing and amenity. Existing policies in the development plan related to environmental impacts will still apply.
General comment	The document is disappointing and could be improved in a number of aspects. Of the 56 pages, only 23 relate directly to the five subject areas covered. There are inconsistencies in the nature and type of supporting material for each subject area. The glossary is extremely limited and does not include many of the key terms expected of such a document.	Poynton Town Council	The SPD does not introduce new policy, but rather adds details to give guidance on the implementation of existing policies. The document gives guidance on common issues relevant to each subject area and provides signposts to a range of technical documents that provide additional detail where relevant. It does not follow a generic standardised approach to each of the different subject areas as the issues involved are very different.
General comment	Specific regard should be made to the purposes of the Peak District National Park during the consideration of the topics covered by the SPD as per S62 of the Environment Act 1995. For	Peak District National Park Authority	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team. LPS Policy SE 15 'Peak District National Park

	example, if a lighting scheme is considered on the edge of the National Park, then due regard would be made to its setting.		Fringe' already restricts development that would affect the setting of the Peak District National Park where it compromises its purposes.
General comment	Other than the dust mitigation section, there is a lack of other references to the construction phase and how environmental pollution risks should be identified and mitigated. The SPD should reference the submission of a Construction Environment Management Plan and the inclusion of planning conditions to produce such a plan.	Canal & River Trust	¶4.20 considers air quality during the construction phase, covering traffic, plant machinery and burning of materials in addition to dust. The SPD also includes guidance on noise (¶¶6.22-6.24 in the first draft, ¶¶6.23-6.25 in the final draft) and light (¶7.15 in the first draft, ¶7.17 in the final draft) during the construction phase.
General comment	The SPD should reference Policy ENV 17 of the SADPD and explain the need to prevent pollution to groundwater source protection zones and drinking water supplies. It should advise applicants to contact the planning team at United Utilities where development is located in a groundwater source protection zone so that the requirements of Policy ENV 17 can be discussed, and the information needed to support an application agreed.	United Utilities	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include protection of groundwater. The adopted Policy ENV 17 is part of the development plan and will apply to all applications where relevant. However, additional information has been added to new ¶5.15 in the final draft SPD and United Utilities contact details added to Appendix B.
General comment	Development proposals on water catchment land can have an impact on water supply resources and the SPD should refer to the need to engage with the statutory undertaker for water to determine whether any proposal is on land used for public	United Utilities	Information added to new ¶5.15 in the final draft SPD and United Utilities contact details added to Appendix B.

	water supply catchment purposes. The first preference should be for proposals to be located away from land used for public water supply purposes. Careful consideration should be given to the location of the proposed development and a risk assessment of the impact on public water supply may be required with the identification and implementation of any required mitigation measures. It is particularly important to avoid the location of new wind turbines on deep peat land.		
Chapter 2: Planning policy framework (local policy)	Criterion 5 of LPS Policy SE 12 'Pollution, land contamination and land instability' should refer to "all cases" instead of "most cases". Threats from contamination and land instability must always be mitigated, otherwise development should not be permitted.	Bollington Town Council	LPS Policy SE 12 is an adopted development plan policy. The purpose of the SPD is to give further guidance on the implementation of policies, but it is beyond the scope of a SPD to amend adopted development plan policies.
Chapter 2: Planning policy framework (local policy)	The content of the SPD must supplement policies set out in an adopted DPD. ¶2.28 confirms that draft policies in the SADPD are directly relevant. Until the SADPD is adopted, consultation on the SPD is not meaningful because the baseline policy position is yet to be agreed and cannot be fully understood by stakeholders. Therefore, the consultation proves fails a basic legal test and further full consultation will be needed once the SADPD has been adopted.	Pegasus Planning Group	As set out in ¶1.2, the first draft SPD supplemented development plan policies from the Local Plan Strategy and saved policies from the previous local plans. Whilst a number of policies in the (now adopted) SADPD are also of relevance to Environmental Protection, the first draft SPD supplemented policies in the then existing, adopted development plan. The final draft SPD has been amended to refer to the now adopted SADPD policies.

Chapter 2: Planning policy framework (local policy)	Once adopted, SADPD Policy GEN 5 'Aerodrome safeguarding' will also be of relevance to Environmental Protection and should be added to the list of draft policies at ¶2.28.	Manchester Airports Group	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include aerodrome safeguarding. The adopted Policy GEN 5 is part of the development plan and will apply to all applications where relevant.
Chapter 3: Making an application	¶3.1 should specify which LPS policies the SPD supports and also that the geographical coverage excludes the Peak District National Park. Section 3 only provides guidance for some Environmental Protection matters and not others, such as climate change.	David Whitworth	Relevant policies are set out in the "Local policy" section in Chapter 2. The Peak District National Park Authority is the planning authority in the national park and any applications in the national park will be determined by the park authority in accordance with their own policies. The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team. Other matters including climate change are addressed by other policies in the development plan.
Chapter 4: Air quality	Policies to tackle air quality can potentially have an unintended impact on farm businesses where air quality is not an issue (such as some policies in the Greater Manchester Clean Air Strategy). The main pollutant associated with agriculture is ammonia and it is noted that this is not seen as a significant issue in Cheshire East. The policy should not be implemented in such a way it prevents essential	National Farmers Union	The SPD does not introduce new policy, but rather adds details to give guidance on the implementation of existing policies. The guidance does not introduce new policy requirements, nor is it intended to prevent investment in agriculture or renewable energy.

	investments in farm infrastructure or investments in renewable energy.		
Chapter 4: Air quality	¶4.10 should clarify that the adequacy of an assessment is the responsibility of the applicant. Should it be carried out by an experienced and qualified person applying a validated methodology.	David Whitworth	¶4.10 notes the importance of agreeing the methodology and data sets in advance with the council's Air Quality Team. The adequacy of submitted assessments will be considered in the determination of the application.
Chapter 4: Air quality (air quality during the construction phase)	For air quality during the construction phase, ¶4.20 should also require construction materials to be damped down and/or covered to prevent wind whipping. Consideration should also be given to how any silty run-off from dust dampening would be contained to prevent run-off to watercourses. Any temporary storage of hazardous wastes (e.g., asbestos) should be stored within locked containers which not only will prevent unauthorised access but also any potential for dust generation whilst the material is on site awaiting removal.	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team and these matters would be considered by other agencies, such as the Environment Agency or Health and Safety Executive. Development plan policies SE 12 'Pollution, land contamination and land instability' and ENV 12 'Air quality' will apply to all applications where relevant.
Chapter 4 Air quality (heating appliances)	Biomass burning wood chip for heat and generating electricity emits more CO2 than natural gas and planting replacement trees will not recapture that CO2 for 30-100 years. Wood burners should not be approved because of PM emissions. The mention of air quality assessments implies that further PM emissions would not be allowed if air quality is already bad. However, PM emissions are much more noticeable to people in clean air areas. There should be a presumption	Trevor Boxer	As set out in the draft SPD (¶4.23), where a proposed development includes domestic wood burners or open fires, the council may require an air quality assessment to determine the impact on air quality when compared to similar gas fired systems. Often, the installation of wood burners or open fires in domestic settings does not require planning permission but is covered by other

	against planning approval for any appliance (large or small) that will emit PM in any location.		regimes, such as Building Regulations. A presumption against planning approval for any appliance would constitute new policy and is beyond the scope of a SPD.
Chapter 5: Contaminated land	The agricultural industry is already very heavily regulated and any potential pollution to land is addressed in a number of ways, such as through the Nitrates Directive, the Farming Rules for Water, the upcoming Clean Air Strategy and the Environmental Permitting Regulations. Farmers provide a service to the utilities sector in allowing treated sewage sludge to be spread to land. If this was not permitted, then the only option available to the utilities companies would likely be incineration which would be worse for the environment. Developments associated with agriculture may involve potential pollutants being spread to land in a regulated targeted way. The council should not look to put in extra conditions over and above those considered to be needed by the Environment Agency.	National Farmers Union	The SPD does not introduce new policy but adds details to give guidance on the implementation of existing policies. The SPD guidance and the development plan policies related to contaminated land are concerned with the remediation of contaminated land associated with new development. The regulation of any industry that may contaminate the land in the first instance is beyond the scope of a SPD.
Chapter 5: Contaminated land	Much of the land in Bollington is contaminated and all planning should be rejected on such land.	Lindsay Reade	The NPPF requires planning policies to support appropriate opportunities to remediate contaminated land. The SPD gives further guidance on the implementation of development plan policies related to contaminated land and in line with LPS Policy SE 12, development will only be allowed where

			contamination issues can be appropriately mitigated and remediated.
Chapter 5: Contaminated land	¶5.13 should be expanded to refer to other stakeholders who may also be consulted on such matters, including the Canal & River Trust in protecting the watercourse that it owns and manages.	Canal & River Trust	Reference added (now ¶5.14 in final draft SPD).
Chapter 5: Contaminated land	¶5.9 should include further explanation that contaminated land can also arise from farming, land raising, existing and historic fuel tanks etc and therefore is not solely linked to industrial heritage.	Canal & River Trust	¶5.1 (and elsewhere) acknowledges that contamination can arise from a variety of sources, including those referenced. Additional text added to ¶5.9 (now ¶5.10 in final draft SPD) to re-iterate this.
Chapter 6: Noise (noise sensitive developments)	Paragraph 6.9 refers to the government's planning practice guidance on noise and there should be a reference.	David Whitworth	A reference to the national planning practice guidance is given in Chapter 2 (planning policy framework) at ¶2.13.
Chapter 6: Noise (noise sensitive developments)	¶6.11 infers that the bulleted design levels for noise are the De Facto SOAELs for residential development, which, if mitigation could not control noise to levels below this, would result in an application being recommended for refusal (as per point 3 of ¶6.10). With respect to daytime external amenity spaces, BS8233 recognises that it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where	The Crown Estate	In line with SAPDP Policy ENV 13, external amenity spaces that are intended to be used for relaxation should not exceed 55dB $L_{Aeq,16hour}$ across a reasonable proportion of the space. Additional text (at ¶6.12 in the final draft SPD) has been added to clarify that the requirement applies "to a reasonable proportion" of the space.

	development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited. This should be reflected in ¶6.11.		
Chapter 6: Noise	Where works are nearby or adjacent to waterways that have permanent residential moorings then any noise assessment should ensure that boaters are considered as sensitive receptors to noise and mitigated accordingly.	Canal & River Trust	Text added to ¶6.3 to give examples of noise sensitive receptors, including permanent residential moorings.
Chapter 6: Noise	Any acoustic consultant should be suitably qualified and experienced.	David Whitworth	Text added to ¶6.16.
Chapter 6: Noise	Does the Department of Transport technical memorandum: Calculation of Railway Noise (1995) include consideration of high speed trains.	David Whitworth	The technical memorandum is applicable to all types of railway vehicles.
Chapter 7: Light	The SPD should include guidance to advise of the potential for lighting to impact on aircraft safety if not designed appropriately, and of the statutory consultation requirement with the Aerodrome Safeguarding Authority for Manchester Airport	Manchester Airports Group	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include technical matters related to aircraft safety. Manchester Airport remains a statutory consultee for certain types of planning applications

	under the terms of Circular 1/2003 during the planning application process.		and aerodrome safeguarding is addressed by Policy GEN 5 in the SADPD.
Chapter 7: Light	It would be helpful to include light pollution under the environmental issues being considered.	Andrew Greenwood	Chapter 7 addresses light pollution.
Chapter 7: Light	The SPD is heavily focussed on the impact on people but omits the significant issue that lighting and light pollution has on the environment. The environment should be referenced in ¶7.1. NPPF requires development to take into account the likely effects on the natural environment and “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. The SPD excludes consideration of nature conservation and dark landscapes.	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include nature conservation or dark landscapes. There are other policies in the development plan to address these issues, including SADPD Policy ENV 14 ‘Light pollution’.
Chapter 7: Light	Lighting engineers preparing lighting reports should be suitably experienced.	David Whitworth	Text added at ¶7.7.
Chapter 7: Light (planning conditions)	For some uses such as industrial premises or farm buildings, ‘SSL Lighting Guide 21: Protecting the night-time environment’ does not advise limiting or switching off lighting because some lighting must be provided around these buildings to carry out the normal operations of those types of building, and for the safety of the workforce. The use of dimming in conjunction with photocells, presence detectors and time clocks should be used instead. This	The Crown Estate	Additional text added as new ¶7.14 in the Final Draft SPD to reflect this, and also referred to in ¶7.13 (¶7.15 in the final draft).

	aligns with the NPPF and PPG and should be reflected in the planning conditions section.		
Chapter 7: Light (lighting assessments)	The SPD should stipulate that lighting assessments must demonstrate that the lighting scheme has no adverse impact on the safety of aircraft operations.	Manchester Airports Group	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include technical matters related to aircraft safety. Manchester Airport remains a statutory consultee for certain types of planning applications and aerodrome safeguarding is addressed by Policy GEN 5 in the SADPD.
Chapter 7: Light (lighting assessments)	The lighting assessment should also refer to environmental receptors.	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team. There are other policies in the development plan to address lighting and environmental receptors, including SADPD Policy ENV 14 'Light pollution'.
Chapter 7: Light (mitigation measures)	The mitigation measures should also consider the environment and sensitive ecological receptors, such as angling/cowling any lighting to prevent any spillages to sensitive environmental receptors. NPPF requires development to take into account the likely effects on the natural environment and "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". The SPD excludes	Canal & River Trust	The scope of the SPD is limited to matters within the remit of the council's Environmental Protection Team, which does not include nature conservation or dark landscapes. There are other policies in the development plan to address these issues, including SADPD Policy ENV 14 'Light pollution'.

	consideration of nature conservation and dark landscapes.		
Chapter 7: Light (mitigation measures)	The clarify the definition of “minimum required” in ¶7.8, the SPD should reference BS EN 12464-2:2014 Light and lighting – Lighting of work places - Outdoor work places; BS 5489-1:2020 Design of road lighting - Lighting of roads and public amenity areas; BS EN 13201-1-5:2014/2015 Road lighting; and SSL Lighting Guides.	The Crown Estate	References added.
Chapter 8: Odour	Increasing production efficiency as well as renewable energy are both cornerstones of the pathway for agriculture to reach its net zero ambition by 2040 and can also help the council achieve its own net zero ambition by 2025. This is an area which is already very heavily regulated and local planners should not look to put extra conditions on agricultural developments. Developments which help increase agricultural production efficiency and tackle climate change should be supported and facilitated.	National Farmers Union	The SPD does not introduce new policy, but adds details to give guidance on the implementation of existing policies.
Chapter 8: Odour	A wastewater treatment works is a 24 hour industrial operation which can result in odour and noise emissions, attract flies, and involve vehicle movements from large tankers. The SPD should emphasise that it is more appropriate to avoid development being located close to such facilities, in line with the ‘agent of change’ principle set out in the NPPF. The draft SADPD includes Policy ENV 15 in relation to development and existing uses;	United Utilities	¶8.1 recognises that whilst odour generating and odour sensitive uses should be separated, this is not always possible. Additional text added at new ¶8.4 in the final draft SPD to refer to the agent of change principle in relation to odour. Reference to Institute of Air Quality Management’s Guidance on the Assessment of Odour for Planning has

	<p>whilst the SPD ¶6.5 refers to the agent of change with reference to noise. The agent of change principle also applies to odour impacts and should be referenced in this section. It places a duty on any potentially odour sensitive development proposed near to existing businesses or community facilities to incorporate suitable mitigation to prevent the odour, from such premises, causing disamenity to future occupants. This must be taken into account in any submitted application and where necessary, an odour impact assessment must have been undertaken and all proposed mitigation measures incorporated into the proposed development. The odour impact assessment should also take account of new developments under construction or with planning permission. The SPD should also reference the Guidance on the Assessment of Odour for Planning 2018 v.1.1 which is produced by the Institute of Air Quality Management. This document provides guidance on the approach to odour in the planning system. The SPD should also reference the need to engage with the planning team at United Utilities to discuss any proposal in proximity to a wastewater treatment works.</p>		<p>been added. United Utilities contact details added to Appendix B.</p>
<p>Odour (requirements for hot food premises)</p>	<p>¶8.4 could also reference waste disposal</p>	<p>Cllr Ashley Farrall</p>	<p>Reference added (¶8.5 in final draft SPD).</p>

Appendix 1: Example letters and emails

PLANNING POLICY (East)

From: PLANNING POLICY (East)
Cc: PLANNING POLICY (East)
Subject: Cheshire East Local Plan - Draft Environmental Protection Supplementary Planning Document Consultation

Good afternoon,

Cheshire East planning policy document consultation

You have received this email as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. Cheshire East Council has published a planning policy document for consultation, please see below. If you wish to unsubscribe from our consultation mailing list, reply to this email with 'unsubscribe' as the subject.

Draft Environmental Protection Supplementary Planning Document (EP SPD)

The draft EP SPD has been published for consultation and provides guidance on a range of environmental issues that must be addressed in the planning process, including air quality, noise pollution, odour and contamination.

This is the first stage of consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

The consultation will run from **12pm on Monday the 18th October 2021 to midnight on Monday the 29th November 2021**. Further information is available on the council's EP SPD consultation webpage below:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Please do not hesitate to contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or telephone 01270 685893 (please leave a message) should you require further information.

Kind regards,

Tom Evans
Neighbourhood Planning Manager



Email sent to consultees on database

«Given_Name» «Family_Name»
«Address_Line_1» «Address_Line_2»
«Address_Line_3» «County»
«Post_Town» «Post_Code»

Strategic Planning
Westfields, Middlewich Road
Sandbach
CW11 1HZ

Tel: 01270 685893 (please leave a message)
Email: planningpolicy@cheshireeast.gov.uk

DATE: 18/10/2021 OUR REF: Draft EP SPD

Dear «Given_Name» «Family_Name»,

Cheshire East planning policy document consultation

You have received this letter as you have previously responded to a local plan consultation or you have asked to be kept informed of future local plan consultations. The council has published a planning policy document for consultation:

Draft Environmental Protection Supplementary Planning Document (EP SPD)

The draft EP SPD has been published for consultation and provides guidance on a range of environmental issues that must be addressed in the planning process, including air quality, noise pollution, odour and contamination.

This is the first stage of consultation on the SPD which, once adopted, will be a material consideration in decision-taking.

The consultation will run from **12pm on Monday the 18th October 2021 to midnight on Monday the 29th November 2021**. Further information is available on the council's EP SPD consultation webpage below:

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

Please do not hesitate to contact the Strategic Planning Team using the details at the top of this letter should you require further information on this consultation.

Yours sincerely,



Tom Evans
Neighbourhood Planning Manager

Appendix 2: Example website screen shots



Home / Council and Democracy / Council Information / Consultations in Cheshire East

Cheshire East Council Consultations

Welcome to Cheshire East Council's Consultation portal - please browse our current consultations below.

- Read about [document accessibility](#)
- [View Equality Impact Assessments for the individual consultations](#)

Current consultations

Draft EP and RoFFI Costs SPDs

The Environmental Protection SPD and Recovery of Forward Funded Infrastructure Costs SPD have both been published for consultation between the **18 October 2021 and 29 November 2021**. To find out more, make or view representations, please visit the Strategic Planning consultation portal below.

- [Strategic Planning consultation portal](#)

Please submit your representations by **midnight on the 29 November 2021**

Web Design Survey

Earlier this year we asked you to tell us what you thought of our current

Screenshot: consultations webpage www.cheshireeast.gov.uk/consultations

Supplementary planning documents

Supplementary planning documents add further detail to policies in the development plan and provide further guidance on specific topics or locations.

Draft supplementary planning documents

The following SPDs are currently being prepared:


- **Housing SPD** : representations are invited on the Final Draft Housing SPD between the **24 of November 2021** and the **22 of December 2021**. To view or make representations, please visit our consultation portal linked below.
- **Environmental Protection SPD** : Representations are invited on the EP SPD between the **18 of October 2021 and midnight on the 29 of November 2021**. To view or make representations, please visit our consultation portal linked below.
- **Recovery of Forward Funded Infrastructure Costs SPD** : Representations are invited on the RoFFI Costs SPD between the **18 October 2021 and midnight on the 29 November 2021**. To view or make representations, please visit our consultation portal linked below.
- **Sustainable Drainage Systems SPD** : representations were invited on the SuDS SPD between the **9 of August 2021** and the **20 of September 2021**. The comments received are currently being considered and next steps will be publicised shortly.
- **Biodiversity Net Gain SPD** : representations were invited on the Draft BNG SPD between the **17 of May 2021** and the **14 of June 2021**. The comments received are currently being considered and the next step will be for the Council to decide whether to adopt the SPD for use in decision-taking.

To view the documents and make representations on open consultations, please visit our [consultation portal](#).

Screenshot: SPDs webpage www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents

Appendix 3: Press release



 [Listen and translate](#)

Enter Keywords

[Home](#) / [Council and Democracy](#) / [Council Information](#) / [Media Hub](#) / [Media releases](#)

/ 20/10/2021 - Voice your views on protecting your environment and how we fund infrastructure



Voice your views on protecting your environment and infrastructure funding

20 October 2021

Two new planning guides have been published by Cheshire East Council.

They give residents and developers the chance to voice their views on how best to protect the environment and explain how the council secures funding for infrastructure projects.

From new schools to green spaces, delivering key infrastructure is an essential part of the council's responsibilities to residents and underpins the authority's core objective to create an 'open, green and fair' borough.

To ensure schemes do not have a harmful impact on communities, planning permission for major developments often requires a developer to make payments towards a range of additional services. These can include a new school, highways infrastructure or health centre, depending on the scale of the development.

The council's Local Plan sets out how developers should do this and how the borough's infrastructure should be paid for. Occasionally, the council will fund and build infrastructure first, for example a road scheme, to open up employment or housing sites, with the intention of recovering its investment from the developers who then build on these sites.

'Recovery of Forward Funded Infrastructure Costs' is a new supplementary planning document (SPD) explaining how the council seeks to recover its investment in new infrastructure projects. The guide sets out those schemes the council expects to recover costs from, the overall amount and how the developer's contribution is calculated.

The council has also prepared an environmental protection SPD. This will assist council decision making, while providing guidance to developers. It sets out the type of information the council will require in a planning application, how it applies existing policies and the measures it expects to see to minimise any environmental impact, such as air quality, noise pollution, dust, smells and other pollution.

The council seeks to minimise the potential impact of development on local communities and the environment, while recognising that the right infrastructure supports all our communities to thrive.

Councillor Mick Warren, Cheshire East Council chair of environment and communities, said: "While an SPD is not part of a statutory development plan, it is an important tool and these two documents set out how developers should expect to contribute to infrastructure that they rely on, and how they should manage and mitigate environmental issues related to their sites.

"This should help developers come up with better designs, make sure their costing is accurate and ensure the council receives the contributions it needs to make growth work for the borough."

All comments should be received by the council by 29 November by accessing the council's [consultation portal](#).

Comments can also be posted to: Strategic Planning (Westfields), c/o Municipal Buildings, Earle Street, Crewe CW1 2BJ.

Copy of press release

Appendix 4: Consultation portal screenshot

The screenshot shows the Cheshire East Council Consultation Portal. The header includes the council logo, the title 'Consultation Portal', and navigation links for Accessibility, Privacy, Welcome Stewart House, Home, and Contact Us. A search bar and utility links (Logout, Who Said What?, Help, Print) are also present.

The main content area is titled 'Draft Environmental Protection SPD' and provides information about the consultation process, including the dates (12pm on Monday the 18th October 2021 to midnight on Monday the 29th November 2021) and the availability of the consultation document for download. It also mentions a screening exercise and an Equalities Impact Assessment (EIA).

A section titled 'Submit your views' explains how to comment online, by email, or by post, and provides a link to the 'Start Survey' button. It also mentions that comments will be published on the consultation portal.

A section titled 'Further information' provides a link to the 'Draft EP SPD Statutory Notice (PDF file)' and contact information for the Strategic Planning Team.

A large blue button with a right arrow icon is labeled 'Read and comment on document'.

Below the button is a tabbed interface with three tabs: 'Event Information', 'Supporting Documents', and 'All Comments'. The 'Event Information' tab is active, displaying the following details:

- Access:** Login required
- Status:** closed
- Privacy:** If you take part: your name may be displayed, your answers may be displayed, your town/city will not be shown
- Description:** Consultation on the first draft SPD. This will provide guidance on a range of health-related environmental issues that must be addressed through the planning process
- Organisation:** Cheshire East Council
- Contact Name:** Strategic Planning Team
- Contact Email:** planningpolicy@cheshireeast.gov.uk
- Contact Telephone:** 01270 685893 (please leave a message)
- Other Contact Information:** Strategic Planning (Westfields) c/o Municipal Buildings Earle Street Crewe CW1 2BJ

At the bottom of the page, there is a 'Sharing Tools' section with links to Facebook, Twitter, Delicious, Digg, reddit, and StumbleUpon. A 'What do these do?' link is also present. The footer includes 'Terms and Conditions' and 'Powered by Objective Online Software ©'.

Consultation portal screenshot

Appendix 5: Consultation response form



Cheshire East Local Plan

Draft Environmental Protection Supplementary Planning Document - Comments Form

The Draft Environmental Protection Supplementary Planning Document ('EP SPD') has been prepared. The SPD provides guidance on a range of environmental issues that must be addressed in the planning process, including air quality, noise pollution, odour and contamination.

Consultation on the draft SPD will take place between **12pm on Monday the 18th October 2021** and **midnight on Monday the 29th November 2021**.

Consultation document

The consultation document can be viewed online at

<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>

A screening exercise has been carried out to determine whether the draft document gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available for consultation and this is included at Appendix C of the SPD.

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours. For information about opening hours see www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739).

Submit your views

The council's online consultation portal is our preferred method of submitting responses (<https://cheshireeast-consult.objective.co.uk/portal/planning/spd/>) but you can also submit responses or return this form by email or post to:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please make sure that your comments reach us by **midnight on Monday the 29th November 2021**. We are not able to accept anonymous comments and you must provide us with your name and contact details. Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website:

https://www.cheshireeast.gov.uk/council_and_democracy/council_information/website_information/privacy-notices/spatial-planning-including-neighbourhood-planning-team-privacy-notice.aspx

For further assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.



Cheshire East Local Plan

Draft Environmental Protection Supplementary Planning Document - Comments Form

Please return to:

Strategic Planning (Westfields)
C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by email to
localplan@cheshireeast.gov.uk

Please return by:

Monday 29th November 2021

This comment form has two parts:

- Part A – Personal details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

	Personal Details*	Agent's Details (if applicable)
	<i>* If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.</i>	
Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Address Line 2	<input type="text"/>	<input type="text"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Address Line 4	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address (where relevant)	<input type="text"/>	<input type="text"/>
Your Reference No. (if known)	<input type="text"/>	<input type="text"/>

Please complete a separate Part B form for each comment that you would like to make. This response form provides enough space for four comments but please copy and attach further part B forms if required.

Comments Form Part B: Draft Environmental Protection SPD Comments Form

Name and
Organisation:

Office Use Only:

PID:

RID:

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure

(please delete as appropriate and state which): _____

Q2. What is your overall view on this section? (please tick one box)

☐ Support

☐ Object

☐ Comment only

Q3. Please set out your comments or views on this section:

Extract from comments form (not including the duplicated part B forms)