

CHESHIRE EAST COUNCIL

Council

Date of meeting: 20 October 2008

Report of: Tom McCabe, Places Block Lead

Title: Cheshire East Local Development Scheme

1.0 Purpose of Report

- 1.1 The purpose of this report is to consider a draft Local Development Scheme for Cheshire East.

2.0 Decision Required

To approve the Cheshire East Local Development Scheme recommended by Cabinet on 7 October 2008 , and, subject to the coming into force of regulations enabling the submission of the Cheshire East Local Development Scheme to the Secretary of State for Communities and Local Government, to authorise the Chief Executive to submit the approved scheme accordingly.

3.0 Financial Implications for Transition Costs

- 3.1 None

4.0 Financial Implications 2009/10 and beyond

- 4.1 The costs of a future review of the Local Development Scheme will be in staff time. The implementation of the programme contained within the Local Development Scheme will require substantial staff and budgetary resources as yet undefined.

5.0 Legal Implications

- 5.1 The preparation of a Local Development Scheme and certain Local Development Framework documents is a statutory requirement set out in the 2004 Planning and Compulsory Purchase Act. The draft Transitional Regulations requires Cheshire East to submit a Local Development Scheme to the Secretary of State for Communities and Local Government “not later than three months before the reorganisation date.” The same Regulations will, when approved by parliament, transfer Local Development Framework powers to the Cheshire East Council.

6.0 Risk Assessment

- 6.1.1 The draft Local Development Scheme contains a full Risk Assessment (Section 12)

7.0 Background and Options

- 7.1.1 Local Development Schemes are a feature of the reformed local planning system introduced by the Planning and Compulsory Purchase Act (2004). The introduction of the Local Development Scheme was a direct response by Government to ensure that Local Development Frameworks are better managed, with local development documents being prepared and reviewed more quickly than development plans under the old system.
- 7.1.2 The Local Development Scheme is a public statement of the local planning authority's programme for the production of local development documents. For local authorities, the Local Development Scheme serves as a programme management tool, encouraging the successful and timely delivery of a number of inter-related projects (local development documents). The Local Development Scheme is essentially a three year project plan, with the timetable of milestones used to manage resources, drive progress, and inform stakeholders.
- 7.1.3 In order to produce a draft Local Development Scheme for Cheshire East, an officer's working group was established with representatives from each of the three districts and Cheshire County Council. Advice has also been sought from Government Office for the North West and the Planning Inspectorate.
- 7.1.4 The first step was an assessment of the existing Local Development Scheme's for Macclesfield, Congleton, Crewe and Nantwich and Cheshire County Council including a risk assessment of current Local Development Framework documents in terms of degree of advancement towards adoption, effectiveness/soundness and level of resources required. Regard was also had to the advice of Government Office for the North West to concentrate on a new Core Strategy for Cheshire East and to formulate an achievable programme for the first years of the Council.
- 7.1.5 A draft Local Development Scheme has therefore been produced and is attached as Appendix 1 to this report. The draft document has been considered by the Local Development Framework Member Task Group on 9th September, the Places Advisory Panel on 22nd September, Cabinet on 7th October and has also been reviewed by Government Office for the North West. The draft has been amended as a result of that consultation process.

7.1.6 The draft Local Development Scheme proposes that the work programme for the first three years should comprise:

- Core Strategy – sets out the Vision, Objectives, Core Strategy and Core Policies for the spatial development of the area.
- Site Allocations- contains detailed policies and proposals to deliver and guide land allocated for specific purposes
- Minerals Allocations - Contains the detailed development control policies and allocations for Minerals development, where applicable
- A range of Supplementary Planning Documents

7.1.7 A full Risk Assessment of the Document has been carried out and is set out in Section 12. The key risks identified are: Staff turnover /inability to recruit / loss of staff /staff motivation / staff absence; National / regional changes to policy through Planning Policy Statements/Regional Spatial Strategy etc; adequate staff/ financial resources being put in place.

7.1.8 The Local Development Framework needs to be based on a sound, relevant and up to date evidence base. This evidence base is the information that will be used to support the policies contained within the LDF The draft Local Development Scheme (Section 8) accordingly identifies a number of documents which will be prepared or updated to provide the evidence base for the Cheshire East Local Development Framework.

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

8.1 The Local Development Scheme has to be submitted by the end of December 2008 and will be reviewed on an annual basis.

9.0 Reasons for Recommendation

9.1 To ensure that the Authority meets its statutory requirements to submit a Local Development Scheme.

For further information:

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Background Documents:

Documents are available for inspection at: Westfields. Middlewich Road, Sandbach