

# CHESHIRE EAST COUNCIL

## PLACES ADVISORY PANEL

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**Date of meeting:** 12 November 2008  
**Report of:** John Knight - Prosperity Block Lead  
**Title:** Cheshire East Local Development Scheme

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### **1.0 Purpose of Report**

- 1.1 The purpose of this report is to reconsider the Draft Local Development Scheme for Cheshire East.

### **2.0 Decision Required**

- 2.1 To agree the submission of the amended Draft Local Development Scheme to Cabinet on 2 December 2008 and full Council on 9 December 2008.

### **3.0 Financial Implications for Transition Costs**

- 3.1 None.

### **4.0 Financial Implications 2009/10 and beyond**

- 4.1 The costs of the Local Development Scheme will be in staff time. The implementation of the programme 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 require Cheshire East to submit a Local Development Scheme to the Secretary of State for Communities and Local Government before end of December 2008. The same Regulations will transfer Local Development Framework powers to the Cheshire East Council.

### **6.0 Risk Assessment**

- 6.1 The Draft Local Development Scheme contains a full Risk Assessment.

## **7.0 Background and Options**

- 7.1 The Draft Local Development Scheme was considered at the last meeting of the Panel on 22 September 2008. It was agreed that it would be recommended for approval by Cabinet on 7 October 2008.
- 7.2 At its meeting on 8 October 2008, Congleton Borough Council's Executive passed a resolution that representations be made to Cheshire East Shadow Council to include the following items in the proposed Local Development Scheme:-
- (a) A green area plan for Congleton Town Centre with appropriate resources allocated once the Core Strategy is sufficiently advanced.
  - (b) A green area plan for Middlewich Canal Corridor with resources allocated once the Core Strategy is sufficiently advanced.
  - (c) A joint Design Statement for Sandbach as a community led approach, with work to start in November 2008 and appropriate resources allocated.

In addition, the Executive asked that the urgent need for additional employment land to be allocated for the Congleton town area be communicated to the Cheshire East Council.

- 7.3 At the Cheshire East Council meeting on 22 October 2008 an item was withdrawn from consideration by the Portfolio Holder, Councillor David Brown.

One of the most important tasks for the new Council will be the preparation of a Core Strategy which should set out, in accordance with the principles now confirmed within the adopted Regional Spatial Strategy, the hierarchy of settlements, the type of development which will be encouraged in each category of settlement and the priorities for regeneration, renewal and development within settlements.

At the meeting of the Local Development Framework Task Group held on 28 October 2008, officers outlined the importance of completing the Core Strategy and highlighted that this should be the first priority for the Local Development Scheme. Resources available to carry out Local Development Framework work are not yet known and the inclusion of additional documents could compromise work on other priorities. Members expressed that significant efforts had already been made in progressing these documents and Congleton's risk assessment of its own LDF had indicated that they were still needed. Inclusion of such documents in the Cheshire East Local Development Scheme would also provide some continuity for partners and avoid any negative perceptions of the new Authority. Macclesfield and Crewe & Nantwich

Borough Councils had taken a different approach and had not progressed LDF schemes during 2008. Consequently, other important issues in these areas were as yet unknown and would need to be addressed through the Local Development Scheme. These issues would become apparent as the Core Strategy developed.

At the Task Group meeting it was agreed to include the three documents in Local Development Scheme. It was also, however, made clear that Core Strategy work should take priority. The Minutes of the Local Development Framework meeting are as follows –

### **Cheshire East Local Development Scheme**

At the meeting of the LDF member task group held on 28 October it was agreed that:

- The three additional items requested by Congleton Borough Council for inclusion in the Cheshire East Local Development Scheme (for Congleton town centre, the Middlewich Canal corridor and Sandbach) be agreed and included in the 2008 submission.
- LDS would make it clear that the preparation of the Core Strategy will take priority until it is sufficiently advanced.
- Once spatial priorities emerge from the Core Strategy across Cheshire East, plans and policies will be prioritised and resources allocated accordingly.
- This approach to the LDS should be agreed with the Government Office for the North West.

7.4 The Panel is recommended to agree the recommendation from the Task Group.

7.5 Would members please bring to the meeting their copy of the previous draft LDS circulated with the agenda for the previous meeting. There are no changes to the content this draft proposed. The additional items relating to the Congleton Borough area will be available at the meeting.

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

8.1 The Local Development Scheme needs to be submitted and agreed prior to Vesting Day to inform planning policy preparation work towards the Core Strategy and other elements of the Local Development Framework.

### **9.0 Reasons for Recommendation**

9.1 To meet the statutory requirement for submission of the Local Development Scheme before the end of December 2008.

***For further information:***

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