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Cheshire East Local Plan

Current Consultation: Possible Additional Sites



As part of the production of the new Local Plan, we are currently consulting on possible additional sites proposed by developers and land interests.

Responses received to the recent Local Plan consultation in January and February 2013 have revealed a number of possible strategic sites that developers and landowners consider suitable for inclusion in the Local Plan as well as other strategic sites that have been brought to the attention of the Council in the past few months as the plan-making process has progressed.

The purpose of this consultation is to give members of the public and other interested parties a chance to have their say about these new sites prior to the Council making a decision on whether any of them should be included within the Local Plan. These sites have either not previously featured in Local Plan consultations or have changed significantly since previous consultations.

Consultation runs from 3rd May to 30th May 2013. Printed versions of the document can be inspected at all Cheshire East libraries,

Consultation Portal

Click here to read the document and comment online

Delamere House in Crewe, the Town Hall in Macclesfield and Westfields in Sandbach. Paper copies of the comments form can also be collected at these locations. However, the Council asks that consultation responses are made online wherever possible to save time, paper and money.

- [View document and submit your comments via the consultation portal](#)
- [Possible Additional Sites Consultation Document \(PDF, 5.7MB\)](#)
- [Guide to Making Comments Online \(PDF, 64KB\)](#)

New Local Plan for Cheshire East

The Council is currently developing a new Local Plan which will be the Development Plan for Cheshire East and form the basis of planning decisions until 2030. It will contain planning strategy, policies and site allocations. It will be accompanied by an infrastructure plan that will set out transport, social and other infrastructure required to support development.

The Local Plan will look at the social, economic and environmental needs of each town. It will help to deliver economic growth by identifying and unlocking development opportunities and help us to co-ordinate the delivery of new and improved roads, public transport and utilities. It will help improve our environment by setting improved design standards for new development, protecting nature conservation areas, promoting parks and open spaces, safeguarding heritage assets (such as listed buildings), encouraging the generation of renewable energy, and safeguarding the countryside by focusing development to the towns and larger villages.

It will consider how much housing is needed, including the mix of types and sizes of new homes. It will look at possible sites and consider associated needs for new and improved schools and community facilities. It will also consider the needs for other types of land-use such as employment, retail and leisure uses.

The National Planning Policy Framework is clear that there is now a 'presumption in favour of sustainable development' at the heart of the planning system. The Local Plan will enable the Council to guide this sustainable development to the most appropriate locations in Cheshire East, and to make sure that all new development contributes to future infrastructure needs. However, there will be tough choices to be made about where development should go.

Community engagement is very important in developing the new Local Plan. The [Local Plan Consultations](#) page shows details of the consultations that have been carried out so far, and those that are coming up soon. If you would like to be kept informed please register your details using our consultation portal or send us an email using the address below.

Existing Local Plans

Prior to adoption of documents in the new Local Plan, the [Saved Policies](#) from the Congleton Local Plan, Crewe and Nantwich Local Plan, Macclesfield Local Plan, Cheshire Waste Plan and Cheshire Minerals Plan will continue to be used. Saved policies from the Cheshire Structure Plan will continue to be used until it is revoked on 20th May 2013.

Latest News and Consultations

- The North West Regional Spatial Strategy and remaining Cheshire Structure Plan policies are to be revoked on 20th May by [The Regional Strategy for the North West \(Revocation\) Order 2013](#)
- The [Strategic Housing Land Availability Assessment](#) has been approved and the Council is now able to demonstrate a five-year deliverable supply of land for housing. The Council is now inviting **submissions of new sites** by Tuesday 21st May for inclusion in the 2013 SHLAA.
- Consultation on the **Development Strategy and Policy Principles** documents has now ended and all responses are being considered. A full report of

consultation will be produced but in the meantime responses made can be viewed on our consultation portal. Please note that we are still processing and inputting comments, so some comments are not yet displayed.

- **Brereton Parish Council** have applied to designate a Neighbourhood Area in their Parish. There was a statutory consultation between 26th Feb and 9th April 2013. Cheshire East Council will consider all representations received and make a decision on the designation of the Brereton Neighbourhood Area as soon as possible.

Local Plan Documents for Cheshire East

Document	Purpose
<u>Core Strategy</u>	The central part of the Local Plan - it will set out the strategic framework with which all the other Local Plan documents have to conform. The Core Strategy will identify the overarching objectives for spatial planning in Cheshire East and set out strategic policies and strategic site allocations.
<u>Site Allocations</u>	The Site Allocations Document will set out detailed policies and proposals to deliver and guide development on land allocated for specific purposes.
<u>Supplementary Planning Documents</u>	These give more detailed guidance on the implementation of policies, for example, on affordable housing and planning contributions. A number of Supplementary Planning Documents are already adopted.
<u>Local Development Scheme</u>	Sets out the timetable for the preparation of Local Plan documents. The current scheme covers the period 2012 - 2014.
<u>Statement of Community Involvement</u>	Describes how the Council will involve the community and other interested parties in the preparation of new Local Plan documents and in the consideration of planning applications
<u>Annual Monitoring Report</u>	Published each year setting out progress made on producing Local Plan documents and implementing planning policies. Data is reported on a number of targets and indicators that enables the Council to monitor the effectiveness of its planning policies and documents.

Related Pages

- [Planning Policy Homepage](#)
- [Local Plan Evidence and Research including the Strategic Housing Land Availability Assessment](#)
- [Planning Policy Document Index](#)

- [Saved Policies](#)
- [Useful Links](#)
- [National Planning Policies](#)

Social Media

You can follow us and join the debate on Twitter (@PlaceShaping), Facebook (Spatial Planning - Cheshire East Council) and LinkedIn (Spatial Planning - Cheshire East Council). Encourage your friends to join too!



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