

Report of Consultation: Local Plan Consultation – Pre-Submission Core Strategy

The Local Plan consultation on the Pre-Submission Core Strategy took place between 5 November and 16 December 2013. It represents further preparatory work under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The consultation was carried out in accordance with the requirements included within Cheshire East Council's 'Statement of Community Involvement' (adopted by Cheshire East Council on 14 October 2010.)

In advance of this formal consultation period, a report was considered by Cheshire East Council's Strategic Planning Board on 26 September 2013; this report set out the provisional list of sites, for inclusion in the Pre-Submission Core Strategy, for consideration and discussion by Councillors, along with the Report of Consultation relating to the 'Possible Additional Sites Proposed by Developer and Land Interests' consultation which included summaries of the representations made to that consultation. This committee meeting generated media coverage, in advance of the formal Pre-Submission Core Strategy consultation period.

The Pre-Submission Core Strategy was approved by the Portfolio Holder on 1 November 2013, with the formal consultation period commencing on 5 November 2013. The Portfolio Holder also approved the Council's responses to the representations made to the 'Possible Additional Sites Proposed by Developer and Land Interests' consultation.

Consultation Documents

The consultation documents comprised the Pre-Submission Core Strategy document and the 'Pre-Submission Core Strategy Non-Preferred Sites' document (this set out details of the sites that had been considered for inclusion in the Pre-Submission Core Strategy, along with reasons why they had not been included).

A Sustainability Appraisal and a Habitats Regulations Assessment were produced and they were also subject to public consultation, for the same period of time and could be accessed in the same way as the other consultation documents.

In addition, a number of evidence base documents were also available on the Council's web site; comments on such documents were logged in relation to the part(s) of the consultation document(s) that they related to.

Comments forms were produced, that could be completed for any of the consultation documents and were provided as stand alone documents. Hundreds of the comments forms were distributed. A 'Guide to Making comments Online' was also produced, with

copies available wherever the comments forms were available, including Cheshire East's web site.

All of the consultation documents were accessible via Cheshire East Council's Consultation Portal and can still be viewed on Cheshire East's web site www.cheshireeast.gov.uk/localplan

Copies of the consultation documents were made available for inspection at all of the libraries in the Borough. They were also made available at the Council's Customer Service Centres, in Crewe and Macclesfield; Cheshire East Council's offices in Sandbach and the Planning Help Desk, Municipal Buildings, Crewe. All of the libraries and Customer Service Centres were also given an explanatory letter. The comments forms were also made available to take away at the above venues and could be returned to the Spatial Planning Team, at Cheshire East Council's offices in Sandbach.

E-mails and letters, along with copies of the documents and comments forms, were sent out to all Cheshire East Council Members and all of the Parish and Town Councils, within the Borough, to inform them that the consultation was taking place. They were also informed that copies of the documents were available at the locations listed in the paragraph above. Those Parish Councils situated in adjoining Local Authority areas were also sent an e-mail, along with other Consultees, as set out in the next section.

Copies of the documents and a covering letter were sent out to Natural England, English Heritage, the Environment Agency and Natural Resources Wales. Copies of the letters are included at **Appendix 1**.

A letter informing the MPs that cover the Cheshire East area of the start of the consultation period was sent out on 5 November 2013. A further letter and copies of the consultation documents were also sent out to the MPs that cover the Cheshire East area on 15 November 2013. Copies of the letters are included at **Appendix 2**.

Notification Via Cheshire East's Consultation Portal or Letter

On 4 November 2013 an e-mail was sent to all Councillors, announcing that the consultation on the Pre-Submission Core Strategy and associated documents would take place between 5 November and 16 December 2013.

On 4 November 2013 an e-mail was sent to all Town and Parish Councils, announcing that the consultation on the Pre-Submission Core Strategy and associated documents would take place between 5 November and 16 December 2013.

On 4 November 2013, an e-mail was sent to all consultees, who had registered on Cheshire East's Consultation Portal, with an e-mail address, announcing that the consultation on the Pre-Submission Core Strategy and associated documents would

take place between 5 November and 16 December 2013. This was sent to a total of 10,490 e-mail addresses.

On 5 November 2013, a letter was sent out to all consultees, who had registered on Cheshire East's Consultation Portal, without an e-mail address, announcing that the consultation on the Pre-Submission Core Strategy and associated documents would take place between 5 November and 16 December 2013. This letter was sent to a total of 1,736 consultees.

The consultees included local residents, landowners and developers, along with the 'specific consultation bodies'; 'general consultation bodies' and 'residents and other persons carrying out a business in the Local Planning Authority's area', as required by Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Copies of the e-mails and letters are included at **Appendices 3a and 3b**.

Following the end of the consultation period, all of the consultation responses were logged. At this stage, a total of 13,875 active consultees had registered on the consultation database, of which 2,515 did not have an e-mail address.

Web Site and Cheshire East's Consultation Portal

The Cheshire East Council's web site home page featured the consultation in the 'In focus', 'Have Your Say' and the 'Consultations' sections. An advert was also placed on the web pages for the consultation. The consultation document could be accessed via the Local Plan pages and the Cheshire East Consultation Portal, all of which are linked. Screen shots are included at **Appendix 4**.

The Cheshire East Consultation Portal can be accessed via the Cheshire East website; it enabled stakeholders to inspect and download the consultation document. It also enabled them to respond to the consultation electronically and to register their details, so that they can be informed of future Local Plan stages. The comments forms could also be submitted by e-mail or post.

In total, between 5 November and 16 December 2013, the Local Plan web page, on the Cheshire East web site, received 3,629 unique views and a total of 5,444 page views.

Links were also provided to Spatial Planning pages on Facebook, twitter and LinkedIn.

Following the closure of the consultation period there were:

- Facebook –121 likes (an increase from 112 in May 2013); a weekly total reach peaked at 22 on the week ending the 10 November 2013.

- Twitter – followers have increased from 456 in May 2013 to 467 followers in January 2014.
- LinkedIn – 463 Connections in January 2014

Screen shots of the twitter, Facebook and LinkedIn pages are included at **Appendix 4**.

Publicity and Media Coverage

The consultation has included a press release on 5 November 2013, announcing that the consultation on the Pre-Submission Core Strategy and associated documents would take place between 5 November and 16 December 2013. The press release resulted in a number of articles being published in the press.

There was also local radio coverage of the consultation, with Councillor Michael Jones (Leader of the Council) interviewed on BBC Radio Stoke.

Articles were placed on various web sites including Audlem Online, Alderley Edge.com and Wilmslow.co.uk

Two articles were included in the internal Cheshire East Council weekly staff newsletter 'Team Talk'.

Two articles were included in the Cheshire East Council Schools Bulletin which is produced each week, during term time and is sent to all schools in the Borough; it is also published on the Cheshire East web site.

An article on the consultation was included on the Mid Cheshire Hospitals Foundation Trust staff intranet.

An article was included in the November 2013 edition of the Partnerships Newsletter. The newsletter is sent as an attachment to around 1500 email addresses and is then sent on to a variety of mailing lists such as the Council for Voluntary Services and Business Chambers. It is also added to websites of organisations such as Groundwork.

Lists of the media coverage and press releases, relating to Cheshire East Council's Strategic Planning Board on 26 September 2013 and the Pre-Submission Core Strategy consultation are included at **Appendix 5**.

Details of the consultation were also included on the customer information screens, at Cheshire East Council's Customer Service Centres, throughout the whole of the consultation period. A copy of the information displayed is included at **Appendix 6**.

Young People

'Schools Bulletin' – two articles about the consultation were included in the Cheshire East Council 'Schools Bulletin' which is sent to schools electronically once a week. The articles are also published on Cheshire East Council's web site. The articles aimed to encourage schools, pupils, teachers, governors and parents to respond to the consultation. The articles also included the availability of a lesson plan for schools that could be used either during or after the consultation.

Meetings and Briefings

Four Local Plan Panel Briefing Meetings were held, during November and December 2013, to which all Cheshire East Members were invited. Each briefing session covered different topics within the Pre-Submission Core Strategy.

A stand, with information about the Pre-Submission Core Strategy consultation, was present at the Town and Parish Council Conference, held on 4 November 2013.

A presentation was given about the Pre-Submission Core Strategy consultation to the Cheshire Association of Local Councils (CHALC), at their meeting on 6 December 2013.

A number of meetings with Town and Parish Councils, were also attended, upon request.

Consultation Responses

During the Pre-Submission consultation 8,585 comments were received from 2,777 different people and organizations totaling over 2.5 million words.

38% of comments were submitted online using the Council's consultation portal, 36% were submitted by email and 26% were submitted on paper.

Overall, 21% of comments were in support, 62% were objections and 17% were comments only.

Proposed sites that received the most comments were:

1 Site CS10 - Land between Congleton Road and Chelford Road, Macclesfield – 593 comments

2 Site CS11 - Gaw End Lane, Macclesfield – 290 comments

3 Site CS9 - Land East of Fence Avenue, Macclesfield – 240 comments

4 Site CS30 - North Cheshire Growth Village, Handforth – 110 comments

5 Site CS24 - Land adjacent to junction 17 of M6, Sandbach – 109 comments

The main issues that were raised during the consultation, in relation to the sites, were:

- Disproportionate level of housing proposed around Crewe versus the rest of the Borough.
- Level of housing development is too low: additional sites should be considered.
- Shavington should not be treated as part of Crewe for housing allocation purposes
- Objections to the removal of land from the Green Belt. The exceptional circumstances for altering the Green Belt have not been demonstrated.
- Objection to possible inclusion of land around Crewe and Nantwich in the Green Belt.
- Level of housing is too great in Macclesfield
- Level of development will give rise to additional traffic problems on congested roads. A full transport assessment is required.
- New housing sites are too far from employment areas.
- Some indicated development areas in Knutsford are subject to high levels of Aircraft Noise. The proposed housing numbers are too high and infrastructure will not cope
- Local Infrastructure is inadequate for the level of development proposed.
- Development should occur on brownfield sites only.
- Congleton link road is only a partial solution to traffic problems and will result in imbalanced growth. Road should link to the A34.
- Growth in Middlewich will result in its shape being even more distorted.
- There has already been significant development within Nantwich area over the last 10 years and the Town cannot take this sort of increase.
- There is sufficient brownfield land in Wilmslow to accommodate the required development
- North Cheshire Growth Village should be deleted from policy.
- The Council should be prioritising housing sites within or on the edge of settlements, and not entirely new settlements as is proposed.
- New housing in Sandbach will only be utilised by commuters.
- Sandbach an ancient town which could be destroyed for ever, resulting in urban sprawl and the danger of being flooded with applications.
- Basford East is not a sustainable site as demonstrated by the Sustainability Appraisal

Policies that received the most comments were:

1 Green Belt (PG3) – 583 comments

2 Settlement Hierarchy (PG2) – 437 comments

3 Spatial Distribution of Development (PG6) – 203 comments

4 Safeguarded Land (PG4) – 159 comments

5 Overall Development Strategy (PG1) – 144 comments

The main issues that were raised during the consultation, in relation to the Policies, were:

- Over-supply of employment land
- A higher proportion of dwellings should go to Local Service Centres.
- Object to removal of sustainable villages from PG2
- Support the objective of sustainable, job-lead growth
- Support priority to Green Belt over housing and the focus on brownfield sites
- Proposals are divisive and reinforce the North-South divide in the Borough.
- An assessment of viability is required in view of the level of developer contributions sought.
- Congleton should be identified as a Principal Town rather than Key Service Centre
- Creation of green infrastructure amongst other measures to manage surface water and reduce run off helping to alleviate danger of flooding supported.
- Water is a precious resource and needs appropriate management e.g. reduce flood risk by the use of SuDS.
- Need to ensure there are suitable amenities/infrastructure available for the proposed level of development
- Support the identification of safeguarded land which is a well established planning tool in forward planning an area.
- No need or justification to safeguard Green Belt land for development beyond the plan period.
- Welcome the inclusion of the provision for habitats for great crested newts and other protected species
- It is essential to attract inward investment, provide more employment and retain young and qualified people
- Priority should be given to infill and regeneration of old housing stock.
- Grade 2a and 3 agricultural lands should be protected in the Core Strategy.
- With higher densities now being achieved on brownfield sites, the number of dwellings which that land can support has grown considerably.
- Most of the materials used to build houses are imported into the UK.
- The case for growth needs to be tempered by a proper regard to other considerations such as the need to protect the Countryside for its own sake, to preserve long standing Green Belt
- An ageing population can best be accommodated by ensuring that they can remain in employment as long as possible. The plan does not address this issue.
- The plan as it stands is for growth, not for sustainable development.
- The countryside of Cheshire East provides spaces of great tranquillity relative to the urban areas within and around the Borough. This tranquillity should be recognised as a specific asset and protected accordingly

- The visitor economy is crucial to Cheshire East's identity and brand and to creating the conditions for sustainable growth.
- Any plan will, inevitably, attract widespread criticism and objection. It is essential for the future continued prosperity of the region that a formal development plan is implemented without further delay.
- A considerable degree of experience in IT and copious amounts of time are required in order to be able to find the Local Plan and navigate around the web site to identify the various elements.
- The consultation has not been accessible to those residents unable to visit libraries or access materials online.
- The number of consultations and the volume of information have been too great.
- Support putting people at the heart of decision making.

In total, since work started on the new Local Plan in 2010, over 37,000 comments have been received.

Petitions Received

A number of petitions were received to the consultation; they are included in the figures set out above. The petitions received related to both the Pre-Submission Core Strategy and the Non Preferred Sites Document, the petitions are set out below

Pre-Submission Core Strategy

Site CS9 – Land East of Fence Avenue, Macclesfield – Petition with 828 signatures, objecting to the inclusion of this site in the Pre-Submission Core Strategy. The petition states –

'We, the undersigned, object to the proposed development of Green Belt land at Fence Avenue. This site plays a key role in the landscape setting of our historic town. The Council's own Stakeholder Panel in 2012 rejected this Green Belt change and it has been strongly opposed in earlier consultation exercises. Insufficient evidence has been presented to justify the exceptional circumstances to warrant Green Belt change at Fence Avenue.'

Site CS9 Land East of Fence Avenue – e-petition with 271 responses, objecting to the inclusion of this site in the Pre-Submission Core Strategy. The petition states –

'I object to the proposed development of Green Belt Land East of Fence Avenue, Macclesfield. This site plays a key role in the landscape setting of our historic town The Council's own Stakeholder Panel in 2012 rejected this Green Belt change and it has been strongly opposed in earlier consultation exercises. Insufficient evidence has been presented to justify the exceptional circumstances to warrant Green Belt Change at Fence Avenue.'

Pre-Submission Core Strategy and Site CS24 – Land adjacent to J17 of M6, South East of Congleton Road, Sandbach - Petition with 101 signatures, including comments and objections relating to the Pre-Submission Core Strategy and the inclusion of this site in the Pre-Submission Core Strategy.

'We, the under-signed submit the following comments/objections to be considered as part of the Public Consultation of the Local Plan Pre-Submission Core Strategy document. We are unable to participate via the on-line computer option.

CONTEXT /INTRODUCTION.

a) Reduce the proposed housing figures to that issued by the Office for National Statistics 20,000 not 27,000 proposed by Cheshire East

SPATIAL PORTRAIT.

a) Much more limited development, especially housing, around the historic towns with development targeted evenly around the two major towns.

CONNECTIVITY.

a) Transport improvement should be based on a fully integrated Rail/Bus/Road/Cycle network.

VISION.

a) The vision needs to ensure the protection of heritage assets, including SBI's and woodland areas, from engulfment in unsuitable development

GREEN BELT.

a) The total absence of any reference to the protection of Green Gaps, previously included in the Core Strategy, is deplored.

INFRASTRUCTURE.

a) Roads infrastructure is already totally inadequate, the few proposals made relate to mitigation measures for what exists today and NOT the future.

SANDBACH.

a) Sandbach will become an M6 commuting dormitory, insufficient thought given to impact on employment, education, health and leisure facilities.

The CUMULATIVE impact of already COMMITTED sites, including the recent appeal losses, is UNSUSTAINABLE.

b) J17 will take the CUMULATIVE burden of developments OUTSIDE Sandbach. E.g. Winterley, Haslington, Moston, etc

J17 is Unfit for Purpose, needing much more than the few mitigation improvements proposed.

SITE CS24 - Land adjacent to J17 of M6, South East of Congleton Road, Sandbach

a) This is an ideal site for employment and it was allocated for employment only in the Congleton Local Plan.

b) It was marked as employment only in the Sandbach Town Strategy and this was supported in the public consultation.

c) Housing was rejected on this site in the previous public consultation on the "Draft Development Strategy"

d) The wildlife corridor should be protected and enhanced. Houses should not be built immediately alongside it.

e) It is poorly located in terms of access to local services and facilities. There are no bus services on Old Mill Road.

Residents would need to cross Old Mill Road (a 60mph A road) to get to parks, playgrounds, town centre and schools.

f) By including this location, weight is knowingly being added to the current planning application, despite objections from the wider public.

g) The SHLAA contains more appropriate housing sites. This site should be promoted to attract valued and sustainable businesses.

h) Employment on this site has fewer problems than many of the other sites being promoted for employment. It simply needs the will to do it.

Pre-Submission Core Strategy, objection to site CS25 – Adlington Road, Wilmslow and Non-Preferred Sites document - support for the inclusion of sites NPS 56 – Land at Dean Row (Western parcel) and NPS 57 - Land at Dean Row (eastern parcel): E-petition from 'Friends of Dean Row' , with 273 names -

'We the undersigned petition the council to reject proposals to grant planning for any new houses in Dean Row, as proposed in Areas Ba, Bb, Bc, Ha, and Hb of the draft Wilmslow Vision document. The undersigned also call for all Green Belt in these areas to be retained, and for area Bc to be returned to Safeguarded status.

Friends of Dean Row is against the unnecessary and unsustainable developments proposed in the Dean Row area of Wilmslow, for the following reasons:

- Major questions regarding the sustainability for development on all sites
- Lack of infrastructure to support a new conurbation (schools, health, utilities, shops, etc)
- Relatively long distance to the town centre, making walking and cycling less viable compared to other potential development sites
- Lack of public transport connections
- Loss of Dean Row as a separate hamlet with its own character, which risks being subsumed into an urban sprawl
- The planned development of a further 1,000 houses on the old Woodford airfield less than 2 miles away would mean chronic over-development of the area
- Increased traffic congestion, with the likelihood of new traffic lights and/or roundabout on Adlington Road, Brown's Lane, Cross Lane, and/or Dean Row Road
- Visual impact on the surrounding area
- Destruction of areas of natural beauty and wildlife
- Loss of open spaces in the Wilmslow area, including the children's playground and playing fields off Brown's Lane
- Drainage and flood risk
- Over reliance on this area of Wilmslow for new housing: the area to the west of Dean Row has already been subjected to considerable development over the last 10 years'

Non-Preferred Sites Document

Site NPS53 - Land at junction of Town Lane and Smith Lane, Mobberley and site NPS54 – Ilfords, Mobberley – e-petition with 79 signatures, supporting the inclusion of the sites within this document. The e-petition has been logged as a resubmission of the e-petition which included 52 signatures which was received earlier in the year and was logged in relation to the 'Possible Additional Sites' consultation. The petition states -

'We the undersigned petition the council to reject the two large housing developments (Sites 'O' and 'P') that have been put forward for possible inclusion in the Cheshire East Local Plan. In particular we urge the council to reject any plans submitted in the future

to build 375 homes on the 39 acre Ilford Way site, currently being proposed by LPC Living.

Justification:

Our village school is already oversubscribed having absorbed the intake from Ashley Primary School and according to Cheshire East's own estimates this will become significantly worse by 2016 without any new housing. Our local amenities are already overstretched and will not be able to cope with the hundreds of new families these developments will bring to the area.

Both sites border onto Smith Lane, a road that narrows to a single track in places that is completely unsuitable for the amount of traffic these developments will create. The planned entrance to the Ilford Way site is on a dangerous bend.

The residents understand the need for new housing in the borough and Mobberley has expanded significantly in recent years. These proposed developments are simply too large for the local infrastructure and will permanently destroy the character and identity of the village.'

Site NPS53 - Land at junction of Town Lane and Smith Lane, Mobberley and site NPS54 – Ilfords, Mobberley - petition with 170 signatures, supporting the inclusion of the sites within this document. The petition states -

'We the undersigned petition Cheshire East Council to reject the two large housing developments (sites O and P) that have been put forward for possible inclusion in the Cheshire East Local Plan. In particular we urge the Council to reject any plans submitted in the future to build 375 homes on the 39 acre Ilford Way site, currently being proposed by LPC Living.'

Support for the inclusion of sites NPS 56 – Land at Dean Row (Western parcel) and NPS 57 - Land at Dean Row (eastern parcel): E-petition from 'Friends of Dean Row', with 273 names (see details above.)

Consultation Comments and Cheshire East Council's Responses

Cheshire East Council received comments forms, individual letters, standard letters, petitions and developer representations from stakeholders. In order to allow an analysis of the vast amount of comments received, Cheshire East Council adopted a method used by South Cambridge, during their plan preparations.

The Pre - Submission Core Strategy was divided up into approximately 170 individual consultation points. All issues raised through the consultation were recorded against all

applicable consultation points as an objection, support, a comment or a suggested change to an individual policy, site or development principle.

Every comment received was logged against one or more of the appropriate consultation points and all comments and issues raised have been made available on the Cheshire East Council Consultation Portal at <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/cspre> along with the names of individuals or agents that submitted them for complete transparency.

A proforma was produced for each consultation point or subject heading. All objections, support, comments and suggested changes received for each point were quantified and summarised. In some cases, it was necessary to amalgamate very similar consultation points, such as a chapter heading and a policy, where the issues raised were one and the same (e.g. Sustainable Development and MP1). In these cases, the overall number of supporters, objectors and commentators and suggested changes were added together.

Whilst the issues raised were many and various, at this stage of the plan making process all comments had to be assessed against the objective of ultimately producing a 'sound' Local Plan Strategy at Inspection. To this end, it was necessary to ensure that all comments received and issues raised that related to the issue of soundness were addressed and responded to.

Each consultation point proforma was reviewed and the issues raised were looked at objectively by a panel of Planning Officers, to decide if specific wording changes or material changes to policy should be made.

A recommended Council response was added to each proforma, setting out the reasons for accepting or rejecting suggested changes. Issues relating to "soundness" of policy wording were given very careful consideration, to ensure that the Local Plan Strategy - Submission version has responded appropriately to the points made and will be considered sound.

Where legitimate "material considerations" were raised, "material changes" were recommended to be made to the policy wording, along with specific wording change requests in the related chapters. In some cases, it was felt that issues raised about a particular consultation point had been adequately covered elsewhere in the document and therefore a material change was not required under that consultation point.

All minor and major changes that are recommended to be taken forward in the Local Plan Strategy - Submission version are recorded at the end of each individual Consultation Proforma in a shaded 'Recommendation' box.

This process was also followed, in relation to the comments that were received on the 'Non Preferred Sites' document.

The following documents form appendices to the Committee Report that is being considered by Members, at Strategic Planning Board on 26 February 2014 and at Full Council on 28 February 2014:

1. The proformas for the Pre-Submission Core Strategy consultation points (as detailed above);
2. The recommended changes, from the proformas, are summarised in the document 'Pre-Submission Core Strategy – Summary of Proposed Changes';
3. The comments received on the Habitats Regulations Assessment and the Sustainability Appraisal, are summarized, along with the recommended response and changes, in separate documents.

Duty to Co-Operate

Consultation and discussion has taken place throughout the Local Plan consultation process with the relevant bodies, with regard to the Duty to Co-Operate requirement. Section 12 of the Committee Report that is being considered by Members, at Strategic Planning Board on 26 February 2014 and at Full Council on 28 February 2014, deals with Duty to Co-Operate matters.

A 'Statement of Compliance' will be prepared, as a document for the Publication stage and the subsequent Submission.

Future Stages

The next stage of the production of the Local Plan is the production and consultation on the Submission version of the Core Strategy (now called the 'Local Plan Strategy'). There will be a formal six week period when formal representations can be made on the Local Plan Strategy. Following this, the Local Plan Strategy will be submitted to the Secretary of State, for formal Examination. If the Inspector concludes that the Local Plan Strategy complies with the legal requirements and is considered to be sound, with or without modifications, the Council will then adopt the Local Plan Strategy.

Once the Local Plan Strategy is adopted by the Council, work will continue on the Local Plan Site Allocations and Development Policies Document, which is the next part of the Local Plan. This document will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough.

A Local Plan Waste Development Plan Document will also be produced which will set out policies for dealing with waste and identify specific sites for waste management facilities'.

18/02/14

Report of Consultation – Local Plan Consultation – Pre-Submission Core Strategy Consultation

List of Appendices

- Appendix 1 – Letters to Natural England, English Heritage, Environment Agency and Natural Resources Wales, dated 5th November 2013.
- Appendix 2 – Letters sent to MPs dated 5th and 15th November 2013.
- Appendix 3a – Letters sent to Councillors; Members of the Cheshire East Local Plan Consultation Database without E-mail Address; Customer Service Centres; Cheshire East Council Libraries; Planning Helpdesk, and Town and Parish Councils,
- Appendix 3b – E-mails sent to Councillors, Town and Parish Councils, Members of the Cheshire East Council Local Plan Consultation Database with E-mails.
- Appendix 4 – Screen shots from Council Web Pages, twitter and Facebook.
- Appendix 5 – Lists of media coverage and press releases, relating to Cheshire East Council's Strategic Planning Board on 26 September 2013 and the Pre-Submission Core Strategy consultation.
- Appendix 6 – Information displayed on customer service screens in Cheshire East Council's Customer Service Centres.

Appendix 1

English Heritage
Canada House
Manchester
M1 5F3

Spatial Planning
Westfields, Middlewich Road
Sandbach, Cheshire
CW11 1HZ
Tel: 01270 685893

Email: localplan@cheshireeast.gov.uk

Date: 5th November 2013

Please Contact: Spatial Planning Team 01270 685893

Dear Ms Hrycan,

**Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation:
5th November to 16th December 2013**

As you may know, Cheshire East Council has undertaken significant public consultation, since work began on the preparation of the Local Plan, in the Autumn of 2010. Following the full consideration of all the comments received from public consultations and the information contained within the comprehensive evidence base, that has been gathered to support the development of the Plan, the Council has produced the 'Pre-Submission Core Strategy' document. This document sets out where the future housing, employment and other development will take place and provides a clear indication of the vision that Cheshire East Council has for the Borough, in terms of how it will grow and develop, to the year 2030 and beyond.

The 'Pre-Submission Core Strategy' document is now undergoing a six week period of consultation, from 5th November to 16th December 2013.

The document is supported by a **draft Sustainability Appraisal; Habitats Regulations Assessment** and the '**Non-Preferred Sites**' (a document which sets out the other sites that have been considered for inclusion in the Core Strategy, at previous stages in the process.) These documents are also available for public consultation.

A significant amount of detailed research and evidence has been gathered, to inform the Plan and is now available to view, along with all of the consultation documents on the Cheshire East web site www.cheshireeast.gov.uk/localplan

If you would like to comment on any of the research and evidence documents that have been produced, please ensure that this is done by relating your comments to a specific Policy in the 'Pre-Submission Core Strategy' document.

Cheshire East Council is encouraging as many people as possible to submit their comments online, to save time and money. You have been supplied with a "Guide to Making Comments Online" leaflet which should assist in this process.

Please find enclosed a CD ROM, with the following documents on it –

Pre-Submission Core Strategy
Non Preferred Sites document
Draft Infrastructure Delivery Plan
HRA Summary
HRA full document
Sustainability Appraisal

If you require hard copies of any of the above documents, please let us know and we will provide them to you.

Further information on the consultation can be obtained from the Cheshire East web site www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk or telephone 01270 685893.

Yours faithfully

A solid black rectangular box used to redact the signature of the Head of Strategic & Economic Planning.

Head of Strategic & Economic Planning

Environment Agency
Richard Fairclough House
Warrington
WA4 1HT

Spatial Planning
Westfields, Middlewich Road
Sandbach, Cheshire
CW11 1HZ
Tel: 01270 685893

Email: localplan@cheshireeast.gov.uk

Date: 5th November 2013

Please Contact: Spatial Planning Team 01270 685893

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Yours faithfully

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Head of Strategic & Economic Planning

Natural England
Hornbeam House
Crewe
CW1 6GJ

Spatial Planning
Westfields, Middlewich Road
Sandbach, Cheshire
CW11 1HZ
Tel: 01270 685893

Email: localplan@cheshireeast.gov.uk

Date: 5th November 2013

Please Contact: Spatial Planning Team 01270 685893

Dear Mrs Belfield,

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5th November to 16th December 2013**

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Head of Strategic & Economic Planning

Natural Resources Wales
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Head of Strategic & Economic Planning

Appendix 2

David Rutley MP,
Macclesfield Conservatives,
West Bank Road,
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SK10 3BT.

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Fiona Bruce MP
House of Commons
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SW1A 0AA

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Tatton Conservative Office
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Knutsford
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Stephen O'Brien MP
Constituency Office
4 Church Walk
Tarpoley
CW6 OAJ

Spatial Planning
Westfields
Middlewich Road
SANDBACH
CW11 1HZ
01270 685893
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Head of Strategic & Economic Planning

David Rutley MP,
Macclesfield Conservatives,
West Bank Road,
Macclesfield,
Cheshire,
SK10 3BT.

Spatial Planning
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Further information on the consultation can be obtained from the Cheshire East website www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk or telephone 01270 685893.

Yours faithfully



Head of Strategic & Economic Planning

Rt Hon Stephen O'Brien MP
House of Commons
London
SW1A 0AA

Spatial Planning
Westfields
Middlewich Road
SANDBACH
CW11 1HZ
01270 685893
localplan@cheshireeast.gov.uk

15 November 2013

Please Contact: Spatial Planning Team 01270 685893

Dear Mr O'Brien,

Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation: 5th November to 16th December 2013

As you will be aware, Cheshire East Council has undertaken significant public consultation, since work began on the preparation of the Local Plan, in the Autumn of 2010. Following the full consideration of all the comments received from public consultations and the information contained within the comprehensive evidence base, that has been gathered to support the development of the Plan, the Council has produced the 'Pre-Submission Core Strategy' document. This document sets out where the future housing, employment and other development will take place and provides a clear indication of the vision that Cheshire East Council has for the Borough, in terms of how it will grow and develop, to the year 2030 and beyond.

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Yours faithfully



Head of Strategic & Economic Planning

Appendix 3

Cheshire East Councillors

Westfields
Middlewich Road
SANDBACH
Cheshire
CW11 1HZ

Tel: 01270 685893
E-mail: localplan@cheshireeast.gov.uk

Date: 15 November 2013

Please Contact: Spatial Planning Team

Dear Councillor,

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5th November to 16th December 2013**

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All Town and Parish Councils in the Borough have also been sent copies of the above consultation documents.

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Thank you.

Yours faithfully



Head of Strategic and Economic Planning

Consultees on database without
e-mail address



Spatial Planning
Westfields, Middlewich Road
Sandbach, Cheshire
CW11 1HZ
Tel: 01270 685893

Email: localplan@cheshireeast.gov.uk

Date: 5th November 2013

Please Contact: Spatial Planning Team 01270 685893

Dear,

**Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation:
5th November to 16th December 2013**

You have received this letter, as you have responded to a previous Local Plan consultation or you have asked to be kept informed of future Local Plan consultations.

As you may know, Cheshire East Council has undertaken significant public consultation, since work began on the preparation of the Local Plan, in the Autumn of 2010. Following the full consideration of all the comments received from public consultations and the information contained within the comprehensive evidence base, that has been gathered to support the development of the Plan, the Council has produced the 'Pre-Submission Core Strategy' document. This document sets out where the future housing, employment and other development will take place and provides a clear indication of the vision that Cheshire East Council has for the Borough, in terms of how it will grow and develop, to the year 2030 and beyond.

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If you would like to comment on any of the research and evidence documents that have been produced, please ensure that this is done by relating your comments to a specific Policy in the 'Pre-Submission Core Strategy' document.

Cheshire East Council is encouraging as many people as possible to submit their comments online, to save time and money. As you are registered on our database, you have already been assigned a username and password to enable you to comment online. If you have the ability to comment online, please contact us by phone or email and we will be able to provide your username and password, along with our "Guide to Making Comments Online" leaflet.

When submitting comments or requesting a username and password, please provide us with your reference number which is

Further information on the consultation can be obtained from the Cheshire East web site www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk or telephone 01270 685893.

Yours faithfully



Head of Strategic & Economic Planning

Customer Service Centres

Westfields
Middlewich Road
SANDBACH
Cheshire
CW11 1HZ

Tel: 01270 685893
E-mail: localplan@cheshireeast.gov.uk

Date: 4 November 2013 Please Contact: Spatial Planning Team

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We would be very grateful if you would display all of the above, in a prominent place and make the documents available for public inspection. If you require

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Strategic Planning and Housing Manager

Cheshire East Libraries

Westfields
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 Housing Manager

Planning Help Desk,
Municipal Buildings,
Earle Street,
Crewe

Westfields
Middlewich Road
SANDBACH
Cheshire
CW11 1HZ

Tel: 01270 685893
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All Town & Parish Councils

Westfields
Middlewich Road
SANDBACH
Cheshire
CW11 1HZ

Tel: 01270 685893
E-mail: localplan@cheshireeast.gov.uk

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Head of Strategic and Economic Planning

All Town & Parish Councils

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Thank you.

Yours faithfully



Head of Strategic and Economic Planning

CLARKE, Allan

From: [REDACTED]
Sent: 04 November 2013 15:12
To: Cheshire East Members
Cc: LOCAL PLAN
Subject: Local Plan

Importance: High

SENT ON BEHALF OF CLLR DAVID BROWN

Dear Councillor

Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation: 5th November to 16th December 2013

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You will be provided with hard copies of the 'Pre-Submission Core Strategy' and 'Non-Preferred Sites' documents as soon as they have been received from the printers (this is currently anticipated to be next week.) I am sure that you will all understand that we have taken the decision to start the consultation as soon as possible, to ensure that we can make progress on the Local Plan.

Copies of the consultation documents and the **Draft Infrastructure Delivery Plan** can be inspected, during the consultation period, on the Cheshire East web site www.cheshireeast.gov.uk/localplan and in the Customer Service Points in Crewe and Macclesfield and the Council's headquarters at Westfields, Sandbach.

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Further information on the consultation can be obtained from the Cheshire East web site www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk or telephone 01270 685893.

Regards

Councillor David Brown

CLARKE, Allan

From: LOCAL PLAN
Sent: 13 November 2013 15:37
To: Cheshire East Members
Cc: LOCAL PLAN
Subject: Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation: 5th November to 16th December 2013

Dear Councillor,

Further to the e-mail below that was sent to you, on behalf of Councillor Brown, on 4th November 2013, regarding the above, the printed copies of the Core Strategy are due to arrive, at Westfields, from the Printers on Friday afternoon, 15th November 2013.

You will all be provided with copies of the Pre-Submission Core Strategy and the 'Non Preferred Sites' consultation documents. **They will be made available for you to collect, as soon as possible after their receipt, from Westfields reception.**

If you would like your documents to be sent by courier for you to collect from Delamere House, Crewe; the Municipal Buildings, Crewe or Macclesfield Town Hall, then please respond to this e-mail accordingly, indicating your preferred location.

If you would like your documents to be posted to you, at a cost to the Council of £4.60, please also respond to this e-mail accordingly. Please note that the documents will not go through a standard letter box.

Many thanks.

Kind Regards,


Head of Strategic & Economic Planning

SENT ON BEHALF OF CLLR DAVID BROWN

Dear Councillor

Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation: 5th November to 16th December 2013

As you will be aware, Cheshire East Council has undertaken significant public consultation, since work began on the preparation of the Local Plan, in the Autumn of 2010. The full consideration of all the comments received from public consultations and the information contained within the comprehensive evidence base that has been gathered to support the development of the Plan. A 'Pre-Submission Core Strategy' document has been produced. This document sets out a clear indication of the vision that Cheshire East Council has for the Borough, in terms of how it will grow and develop to the year 2030 and beyond. This includes setting out where the future housing, employment and other developments will take place.

The 'Pre-Submission Core Strategy' document will now undergo a six week period of consultation, from 5th November to 16th December 2013.

The document is supported by a **draft Sustainability Appraisal; Habitats Regulations Assessment** and the **‘Non-Preferred Sites’** (a document which sets out the other sites that have been considered, at previous stages in the process, but have not been included in the Core Strategy,) These documents are also available for public consultation.

You will be provided with hard copies of the ‘Pre-Submission Core Strategy’ and ‘Non-Preferred Sites’ documents as soon as they have been received from the printers (this is currently anticipated to be next week.) I am sure that you will all understand that we have taken the decision to start the consultation as soon as possible, to ensure that we can make progress on the Local Plan.

Copies of the consultation documents and the **Draft Infrastructure Delivery Plan** can be inspected, during the consultation period, on the Cheshire East web site www.cheshireeast.gov.uk/localplan and in the Customer Service Points in Crewe and Macclesfield and the Council’s headquarters at Westfields, Sandbach.

These documents (apart from the draft Sustainability Appraisal and the Habitats Regulations Assessment) are also available for inspection at all of the libraries and the Planning Help Desk, Municipal Buildings, Crewe.

A significant amount of detailed research and evidence has been gathered, to inform the Plan and is now available to view on the Cheshire East web site www.cheshireeast.gov.uk/localplan

This includes background papers on housing and employment; the sites that are proposed for development and an assessment of the existing Green Belt, amongst others. All of this research and evidence has been used to produce the ‘Pre-Submission Core Strategy’ document. When considering the consultation documents, you will find it useful to also look at the research and evidence; this will enable you to make considered and informed comments. The comments form also asks you to set out how, as a result of your comments, you would like the ‘Pre-Submission Core Strategy’ document to be changed (if at all).

Further information on the consultation can be obtained from the Cheshire East web site www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk or telephone 01270 685893.

Regards

Councillor David Brown

Email to be sent on behalf of Councillor David Brown

Dear Councillor,

**Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation:
5th November to 16th December 2013**

As you will be aware, Cheshire East Council has undertaken significant public consultation, since work began on the preparation of the Local Plan, in the Autumn of 2010. Following the full consideration of all the comments received from public consultations and the information contained within the comprehensive evidence base, that has been gathered to support the development of the Plan, a 'Pre-Submission Core Strategy' document has been produced. This document sets out a clear indication of the vision that Cheshire East Council has for the Borough, in terms of how it will grow and develop, to the year 2030 and beyond. This includes setting out where the future housing, employment and other development will take place.

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You will be provided with hard copies of the 'Pre-Submission Core Strategy' and 'Non-Preferred Sites' documents as soon as they have been received from the printers (this is currently anticipated to be next week.) I am sure that you will all understand that we have taken the decision to start the consultation as soon as possible, to ensure that we can make progress on the Local Plan.

Copies of the consultation documents and the **Draft Infrastructure Delivery Plan** can be inspected, during the consultation period, on the Cheshire East web site www.cheshireeast.gov.uk/localplan and in the Customer Service Points in Crewe and Macclesfield and the Council's headquarters at Westfields, Sandbach.

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This includes background papers on housing and employment; the sites that are proposed for development and an assessment of the existing Green Belt, amongst

others. All of this research and evidence has been used to produce the 'Pre-Submission Core Strategy' document. When considering the consultation documents, you will find it useful to also look at the research and evidence; this will enable you to make considered and informed comments. The comments form also asks you to set out how, as a result of your comments, you would like the 'Pre-Submission Core Strategy' document to be changed (if at all).

Further information on the consultation can be obtained from the Cheshire East web site www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk or telephone 01270 685893.

Regards,

Councillor David Brown

CLARKE, Allan

From: LOCAL PLAN
Sent: 04 November 2013 18:10
To: LOCAL PLAN
Subject: Cheshire East Local Plan - Pre Submission Core Strategy Consultation 5th Nov - 16th Dec 2013

Dear Sir or Madam,

Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation: 5th November to 16th December 2013

As you may know, Cheshire East Council has undertaken significant public consultation, since work began on the preparation of the Local Plan, in the Autumn of 2010. Following the full consideration of all the comments received from public consultations and the information contained within the comprehensive evidence base, that has been gathered to support the development of the Plan, the Council has produced the 'Pre-Submission Core Strategy' document. This document sets out where the future housing, employment and other development will take place and provides a clear indication of the vision that Cheshire East Council has for the Borough, in terms of how it will grow and develop, to the year 2030 and beyond.

The 'Pre-Submission Core Strategy' document is now undergoing a six week period of consultation, from 5th November to 16th December 2013.

The document is supported by a **draft Sustainability Appraisal, Habitats Regulations Assessment** and the '**Non-Preferred Sites**' (a document which sets out the other sites that have been considered for inclusion in the Core Strategy, at previous stages in the process.) These documents are also available for public consultation.

Copies of the consultation documents and a **Draft Infrastructure Delivery Plan** can be inspected, during the consultation period, on the Cheshire East website www.cheshireeast.gov.uk/localplan and in the Customer Service Points in Crewe and Macclesfield and the Council's headquarters at Westfields, Sandbach.

These documents (apart from the Sustainability Appraisal and the Habitats Regulations Assessment) are also available for inspection at all of the libraries and the Planning Help Desk, Municipal Buildings, Crewe.

A significant amount of detailed research and evidence has been gathered, to inform the Plan and is now available to view on the Cheshire East web site www.cheshireeast.gov.uk/localplan. This includes background papers on housing and employment; the sites that are proposed for development and an assessment of the existing Green Belt, amongst others. All of this research and evidence has been used to produce the 'Pre-Submission Core Strategy' document. When considering the consultation documents, you will find it useful to also look at the research and evidence; this will enable you to make considered and informed comments. The comments form also asks you to set out how, as a result of your comments, you would like the 'Pre-Submission Core Strategy' document to be changed (if at all).

If you would like to comment on any of the research and evidence documents that have been produced, please ensure that this is done by relating your comments to a specific Policy in the 'Pre-Submission Core Strategy' document.

Cheshire East Council is encouraging as many people as possible to submit their comments online, to save time, paper and money. As you are registered on our database, you have already been assigned a username and password to enable you to comment online. If you are unsure of your username and password please contact us by phone or email and we will provide these for you to save you registering again. We have also produced a "[Guide to Making Comments Online](#)" leaflet to assist in submitting your comments.

Please ensure that you submit your comments by Monday 16th December 2013.

Further information can be obtained from the Cheshire East website www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk. Alternatively, you can telephone us on 01270 685893.

Kind Regards,

A black rectangular box redacting the signature of the Head of Strategic & Economic Planning.

Head of Strategic & Economic Planning

CLARKE, Allan

From: LOCAL PLAN
Sent: 04 November 2013 15:34
Subject: Local Plan

Importance: High

**SENT ON BEHALF OF COUNCILLOR DAVID BROWN, DEPUTY LEADER AND STRATEGIC COMMUNITIES
PORTFOLIO HOLDER, CHESHIRE EAST COUNCIL**

Dear Clerk,

Cheshire East Council Local Plan: Pre-Submission Core Strategy Consultation: 5th November to 16th December 2013

As you will be aware, Cheshire East Council has undertaken significant public consultation, since work began on the preparation of the Local Plan, in the Autumn of 2010. The full consideration of all the comments received from public consultations and the information contained within the comprehensive evidence base that has been gathered to support the development of the Plan. A 'Pre-Submission Core Strategy' document has been produced. This document sets out a clear indication of the vision that Cheshire East Council has for the Borough, in terms of how it will grow and develop to the year 2030 and beyond. This includes setting out where the future housing, employment and other developments will take place.

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The document is supported by a **draft Sustainability Appraisal; Habitats Regulations Assessment** and the **'Non-Preferred Sites'** (a document which sets out the other sites that have been considered, at previous stages in the process. but have not been included in the Core Strategy,) These documents are also available for public consultation.

You will be provided with hard copies of the 'Pre-Submission Core Strategy' and 'Non-Preferred Sites' documents as soon as they have been received from the printers (this is currently anticipated to be next week.) I am sure that you will all understand that we have taken the decision to start the consultation as soon as possible, to ensure that we can make progress on the Local Plan.

Copies of the consultation documents and the **Draft Infrastructure Delivery Plan** can be inspected, **during the consultation period**, on the Cheshire East web site www.cheshireeast.gov.uk/localplan and in the Customer Service Points in Crewe and Macclesfield and the Council's headquarters at Westfields, Sandbach.

These documents (apart from the draft Sustainability Appraisal and the Habitats Regulations Assessment) are also available for inspection at all of the libraries and the Planning Help Desk, Municipal Buildings, Crewe.

A significant amount of detailed research and evidence has been gathered, to inform the Plan and is now available to view on the Cheshire East web site www.cheshireeast.gov.uk/localplan

This includes background papers on housing and employment; the sites that are proposed for development and an assessment of the existing Green Belt, amongst others. All of this research and evidence has been used to produce the 'Pre-Submission Core Strategy' document. When considering the consultation documents, you will find it useful to also look at the research and evidence; this will enable you to make considered and informed comments. The comments form also asks you to set out how, as a result of your comments, you would like the 'Pre-Submission Core Strategy' document to be changed (if at all).

Further information on the consultation can be obtained from the Cheshire East web site www.cheshireeast.gov.uk/localplan or by e-mail localplan@cheshireeast.gov.uk or telephone 01270 685893.

Regards

Councillor David Brown

Deputy Leader and Strategic Communities Portfolio Holder

Cheshire East Council

Appendix 4

Cheshire East Council - Home Page - Microsoft Internet Explorer
 http://www.cheshireeast.gov.uk/

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Cheshire East Council - Home Page

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A to Z site index | Enter Search Term | Search this site

- Business
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- Leisure, Culture and Tourism
- Social Care and Health
- Transport and Travel
- Waste and Recycling
- Contact Us

I want to find...

- Jobs at the Council
- Payments to the Council
- Bins and recycling
- Planning and planning applications
- Bus timetables
- School information
- Library books to renew or reserve
- Council Tax
- Benefits entitlements
- Business Rates (non-domestic rates)
- Roadworks and how to report highway faults
- Leisure centres and swimming pools
- Care for adults and children

More Online Services >>

In focus

- Local Plan Consultation
- National Adoption Week 4-10 Nov
- Transfer to High School Event

HS2 Proposals in Cheshire East

In your local area

Enter your postcode to search for local services
 e.g. CW11 1HZ
 Go



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Cheshire East Council - Home Page

Garden Waste Changes

- Essential Telephone Numbers
- Emergency Contact Information

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 Poor

Concerned about children?

ChildLine 0800 1111

News

- 05/11/2013 - Last Call to Influence Local Plan
- 04/11/2013 - Information Day for Parents of Children With Special Educational Needs
- 04/11/2013 - Everybody New Trust Meets For The First Time

Public Notices | Media Hub >>

Have your say

Planning Applications

- Comment on a current planning application

Other Consultations

- Drug and alcohol services consultation (consultation ends 8th December 2013)
- Local Plan Pre-Submission Core Strategy consultation (consultation ends 16th December 2013)

More consultations >>

Person completing a paper survey

What's on

Whats On 2013

Find events this week and beyond with our **what's on guide**.

Concerned about an adult?

there can be secrets

Report it.

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Cheshire East Local Plan

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[Local Plan Consultations](#)
[Annual Monitoring Report](#)
[Community Involvement](#)
[Consultation Portal](#)
[Core Strategy DPD](#)
[Site Allocations & Policies](#)
[Supplementary Plan Documents](#)
[Local Development Scheme](#)

Cheshire East Local Plan



The Local Plan is the Statutory Development Plan for Cheshire East and is the basis for determining planning applications. It sets the overall planning strategy, allocates sites for development and contains planning policies to ensure that new development contributes to the economic, environmental and social needs of the Borough.

The Council is currently preparing a new Local Plan for Cheshire East to guide development up to 2030. Prior to the 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.

Current Consultation - Pre-Submission Core Strategy

Cheshire East Council has produced its Local Plan 'Pre-Submission Core Strategy' and accompanying documents, for consultation between 5th November and 16th December 2013. It sets out the Council's case for sustainable economic growth and represents the strategy the Council wants to adopt to manage development in Cheshire East up to 2030.

You can view and submit your views on the Pre-Submission Core Strategy on the Council's [consultation portal](#) (from the 5th November 2013) as well as the Sustainability Appraisal; Habitats Regulations Assessment and the 'Non-Preferred Sites Document' (which sets out all the sites previously considered for inclusion in the Core Strategy, but are now not proposed for allocation in the Core Strategy).

New Local Plan for Cheshire East

The new Local Plan is currently in preparation. It will cover a range of matters including how much employment land is needed and

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Core Strategy Pre-Submission Document

Cheshire East Council has produced its Local Plan 'Pre-Submission Core Strategy' and accompanying documents, fo out the Council's case for sustainable economic growth and represents the strategy the Council wants to adopt to mar Cheshire East up to 2030.

You can submit your views on the Pre-Submission Core Strategy from this consultation portal as well as the Sustainal Regulations Assessment and the 'Non-Preferred Sites Document' (which sets out all the sites previously considered fr Strategy, but are now not proposed for allocation in the Core Strategy).

You can read the entire Pre-Submission Core Strategy document online and submit comments wherever you see an ' you wish to download a PDF version of the document to read before submitting your comments you can download thi: Documents' tab below (please be aware that this is a large file, approximately 35MB)

Making Your Comments

Cheshire East Council will need to demonstrate to an independent Planning Inspector that the Core Strategy meets th

1. **Positively prepared** - meeting objectively assessed development and infrastructure requirements;
2. **Justified** - being the most appropriate strategy, when considered against reasonable alternatives;
3. **Effective** - deliverable over the period up to 2030 and based on effective joint working on cross-boundary strategi
4. **Consistent with national policy** - enabling the delivery of sustainable development in accordance with the policie

A significant amount of detailed research and evidence has been gathered to inform the Core Strategy and is availabl considering the consultation documents, you may find it useful to also look at the research and evidence; this will enal would like to comment on any of the research and evidence documents that have been produced, please make sure t Policy in the 'Pre-Submission Core Strategy' document.

When making comments, please bear in mind the tests of soundness listed above. The comments form also asks you the Core Strategy to be changed (if at all).

Using the Consultation Portal

We are unable to accept anonymous comments so you will be required to log-in or register before you are able to mal the Local Plan consultation documents (whether online or by paper), you will already have a user-name and passwor password please contact us using the details below (under 'Event Information')and we will be able to provide these fo **inspection and will be displayed on this consultation portal. This will include your name and post town but th confidential.**

Once logged in, you can comment anywhere you see an 'Add Comment' button. For further assistance in using the cc [Comments Online](#)' (PDF file). To get started, please click on the 'Read and Comment on document' button below. Th Strategy document. If you wish to comment on any of the accompanying documents, please follow the links below:

1. [Non-preferred sites document](#). This sets out all the sites previously included in Local Plan consultation documents Core Strategy.
2. [Sustainability \(Integrated\) Appraisal](#). Identifies how the Core Strategy will contribute towards meeting environment
3. [Habitats Regulations Assessment](#). Assesses the likely significant effects of implementing the Core Strategy on Eu

Please submit your comments by Monday 16th December 2013.



Event Information

Supporting Documents

Access:	Login required
Status:	open (From 04/11/13 17:45 to 16/12/13 23:59)
Privacy:	If you take part: your name may be displayed, your answers may be displayed, your town/cit
Description:	Consultation on the Pre-Submission Core Strategy document
Organisation:	Cheshire East Council

Contact Name: Spatial Planning Team

Contact Email: localplan@cheshireeast.gov.uk

Contact Telephone: 01270 685893

Other Contact Information: Westfields Middlewich Road Sandbach Cheshire CW11 1HZ

Subject: Local development plans, Sustainable development, Planning (town and country), Local plan
Local development, Local plans (land use)

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 FULL COUNCIL MEETING: Motion on good governance - openness & transparency is passed unanimously bit.ly/Ji0qht
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CE School Admissions @CE_Admissions 8h
 Remember to apply for a Reception place if your child is starting school in September 2014. Closing date is 15 January 2014.
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CheshireEast @CheshireEast 11 Dec
 Have your say on the Local Plan consultation before the cut off date of Monday, December 16. Visit: cheshireeast.gov.uk
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CheshireEast @CheshireEast 10 Dec
 Record numbers of people hop on the one1ink bus in Crewe: bit.ly/J1PmUT Pic: Regular one1inker Zoe Pemberton pic.twitter.com/RI7J1PK4VP

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Last Call to Influence Local Plan

November 5, 2013

Cheshire East Council launches an additional six week consultation on its Core Strategy this week, to allow more time for the public to have their say on the Local Plan before it is presented to the Planning Inspector.

The consultation will run for six weeks, from November 5, to December 16 2013 and was approved by Councillor David Brown at public meeting in Sandbach on Friday (November 1)

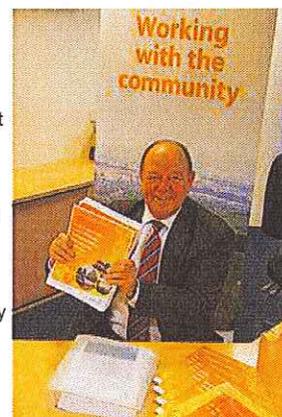
A significant amount of detailed research and evidence has been gathered to inform the 'Pre Submission Core Strategy' and this round of consultation seeks to address any concerns that the public may have as we approach the publication of the Local Plan next year.

Deputy Leader, Councillor David Brown, who oversees the Local Plan process said: "There was a tremendous response to our proposals at the Strategic Planning Board in September, with around 30 people and groups coming along to speak at the meeting.

"It's only right, given the strength of feeling, that we respect the effort people put in by now making extra time to reflect on them properly."

"So far, we have received 28,000 responses to our draft proposals. This is an unprecedented amount of interest in a council consultation process and I hope this additional period of consultation will allow everyone to feel they have had time and opportunity to have their say."

All documents can be viewed online at www.cheshireeast.gov.uk/localplan/environment_and_planning/planning/spatial_planning/cheshire_east_local_plan.aspx or at any Cheshire East library or customer service point.



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Cheshire East Local Plan

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Annual Monitoring Report

Community Involvement

Consultation Portal

Core Strategy DPD

Site Allocations & Policies

Supplementary Plan Documents

Local Development Scheme

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the economic, environmental and social needs of the Borough.

The Council is currently preparing a new Local Plan for Cheshire East to guide development up to 2030. Prior to the 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.

Current Consultation - Pre-Submission Core Strategy

The Core Strategy will be the first part of the new Local Plan to be in place and will set out the overall vision and strategy for planning in the Borough. It will also allocate strategic sites and locations for development.

Cheshire East Council has produced its 'Pre-Submission Core Strategy' and accompanying documents, for consultation between 5th November and 16th December 2013. It sets out the Council's case for sustainable economic growth and represents the strategy the Council wants to adopt to manage development in Cheshire East up to 2030. This will be the final consultation before we submit the Core Strategy to the Secretary of State for an independent examination in public.

You can view the documents and submit your comments on the Pre-Submission Core Strategy on the Council's [consultation portal](#) as well as accompanying documents: Sustainability Appraisal; Habitats Regulations Assessment and the 'Non-Preferred Sites Document' (which sets out all the sites previously considered for inclusion in the Core Strategy, but are now not proposed for allocation in the Core Strategy).

Please make sure that you submit your comments by **16th December 2013**. Further information on the Cheshire East Local Plan is available below.

New Local Plan for Cheshire East

The new Local Plan is currently in preparation. It will cover a range of matters including how much employment land is needed and

Consultation Portal

Click here to read and comment on the Pre-Submission Core Strategy



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Cheshire East Council - Cheshire East Local Plan



Site Tour

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Cheshire East Local Plan

Cheshire East is facing many challenges over the next 20 years or so. These include climate change, moving to a low carbon and globalised economy and increased housing need. These challenges will need to be faced in a period of a slow growing national economy and much reduced levels of infrastructure investment by the Government.

The Local Plan will be a key part of the planning system in Cheshire East and will form the basis of planning decisions in the Borough until 2030. The 'Core Strategy' is the first, strategic part of the Local Plan and is currently in preparation.

A report titled 'Cheshire East Local Plan: Report of Consultation and Core Strategy Provisional Sites' will be considered by the Council's [Strategic Planning Board on 26th September 2013](#). Please note that this report is for information only and is not the draft Local Plan.

Consultations

Cheshire East Council has produced its Local Plan 'Pre-Submission Core Strategy' and accompanying documents, for consultation until 16th December 2013. It sets out the Council's case for sustainable economic growth and represents the strategy the Council wants to adopt to manage development in Cheshire East up to 2030. For further details click on the link below or for information on consultations carried out so far, please see the [Local Plan Consultations](#) page on the Cheshire East Website.

Register for Updates

If you have not yet commented or registered your details, please register online using the "Login / Register" button above to receive email updates on future consultation events. Alternatively, please email us at localplan@cheshireeast.gov.uk with your full name, email address and postal address.



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CEC Spatial Planning (PlaceShaping) on Twitter

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Producing a new Cheshire East Local Plan to set planning policies, allocate sites and guide planning decisions in Cheshire East to 2030.
Cheshire East Council - cheshireeast.gov.uk/localplan

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Appendix 5

Pre-Submission Core Strategy Consultation List of Media Coverage and Press Release

Alderley Edge.com – 05/11/13

Audlem Online – 10/10/13; 05/11/13; 09/11/13

Cheshire Borders Independent – November 2013

Congleton Chronicle – 26/09/13; 3/10/13; 10/10/13; 17/10/13; 7/11/13; 21/11/13; 12/12/13 (2 articles)

Crewe Chronicle – 6/11/13; 13/11/13; 27/11/13

Crewe Chronicle.Co.Uk – 2/10/13

Crewe & Nantwich Guardian.Co.Uk – 18/12/13

Knutsford Guardian.Co.Uk – 14/11/13; 27/11/13

Macclesfield Express.Co.Uk – 14/11/13

Mid Cheshire Hospitals NHS Foundation Trust Intranet – 06/11/13

Nantwich Town Council web page – 14/11/13

Partnerships Newsletter – November 2013

Poynton Post – November 2013

Schools Bulletin – (produced by Cheshire East Council and provided to all schools, as well as being on the Cheshire East Council web site) - 04/11/3; 09/12/13

Stoke Sentinel.Co.Uk – 19/11/13

Team Talk – (Cheshire East internal staff weekly newsletter) – 6/11/13; 11/12/13

The Saxon – December 2013

The Voice CVS Cheshire East newsletter – 5/12/13

Wilmslow.co.uk – 10/12/13; 13/12/13

Radio Coverage –

05/11/13 – news item re the Pre-Submission Core Strategy consultation on BBC Radio Stoke

Press Release -

05/11/13 – press release re the start of the consultation on the Pre-Submission Core Strategy.

Provisional Core Strategy Sites (Strategic Planning Board 26 September 2013)

List of media coverage and press releases

Alderley Edge.com – 18/09/13

BBC News Manchester – BBC.Co.Uk – 18/09/13; 26/09/13

The Business Desk.Com – 18/09/13

Congleton Chronicle – 19/09/13 (2 articles)

Crewe Chronicle – 18/09/13; 02/10/13

Crewe Chronicle.Co.Uk – 18/09/13; 02/10/13 (4 articles)

Crewe Guardian.Co.Uk – 19/09/13

Macclesfield Express.Co.Uk – 18/09/13; 26/09/13

Macclesfield Today – 26/09/13

Partnerships Newsletter – September 2013

Place North West – 24/09/13

Sandbach Chronicle - 18/09/13

Team Talk – (Cheshire East internal staff weekly newsletter) – 19/09/13

Wilmslow.co.uk – 18/09/13 (2 articles); 26/09/13; 01/10/13

Radio Coverage –

17/09/13 – news item re the provisional Core Strategy sites on BBC Radio Manchester re the provisional Core Strategy sites

17/09/13 – news item re the provisional Core Strategy sites on BBC Radio Stoke re the provisional Core Strategy sites

18/09/13 – Councillor Michael Jones – speaking on BBC Radio Stoke re the provisional Core Strategy sites

26/09/13 – Councillor Michael Jones – speaking on BBC Radio Manchester re the Local Plan

Press Release -

17/09/13 – Press release re the provisional Core Strategy sites

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Appendix 6



**Cheshire East Local Plan
Pre-Submission Core Strategy
Consultation**



Your last chance to influence the Core Strategy!



The Pre-Submission Core Strategy consultation for Cheshire East looks at how our towns and villages should grow and change over the next 20 years.



The consultation runs
5th November to 16th December 2013.



To find out more and give us your views visit:
www.cheshireeast.gov.uk/localplan

