
STRATEGIC PLANNING BOARD

Date of Meeting: 29 August 2018

Report Title: Cheshire East Local Development Scheme.

Portfolio Holder: Cllr Ainsley Arnold, Housing, Planning and Regeneration

Senior Officer: Sean Hannaby, Director of Planning & Environment

1. Report Summary

- 1.1. This report seeks approval for a revision and update to the Council's Local Development Scheme (LDS). The LDS sets out the development plan documents that will comprise the Local Plan for the Borough.

2. Recommendations

- 2.1. To consider the draft LDS attached as Appendix 1
- 2.2. That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the draft LDS.

3. Reason for Recommendations

- 3.1. National Planning guidance indicates that the LDS should be regularly reviewed and kept up to date. As well as signalling progress with existing plans, the LDS now includes the proposed Area Action Plan for Crewe Station.

4. Other Options Considered

- 4.1. The Council is obliged to prepare a Local Development Scheme under section 15 of the Planning and Compulsory Purchase Act 2004.
- 4.2. The rationale for each development plan document is contained within section 5 of the report.

5. Background

- 5.1. A local planning authority must set out the timetable for producing or reviewing its Local Plan in its Local Development Scheme. This is a legal requirement under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
- 5.2. A Local Development Scheme must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publically and kept up-to-date. Councils must also report progress against it.
- 5.3. Appended to this report is a draft, updated Local Development Scheme for Cheshire East. It provides the starting point for local communities, businesses, developers, service and infrastructure providers and other interested parties to find out what Local Plan documents are proposed and the timetable for their preparation.
- 5.4. The Cheshire East Local Plan is proposed to be developed in three parts covering all of Cheshire East outside of the Peak District National Park. These are:
 - the Local Plan Strategy which establishes the overall strategy for the borough's sustainable development, including housing and employment targets and strategic site allocations
 - the Site Allocations and Development Policies Document (SADPD), setting out more detailed development management policies and smaller-scale site allocations, where required; and
 - the Minerals and Waste Development Plan Document (MWDPD) which will include policies for dealing with Minerals and Waste and identify specific sites.
- 5.5. These sections of the Local Plan will be supported by a Policies Map which will show how policies will apply across the area

Crewe Station Hub Area Action Plan.

- 5.6. It is proposed to supplement the three Borough-wide plans with an Area Action Plan for the Crewe Hub Station and its environs. An Area Action Plan is a type of Development Plan Document providing a planning framework for a specific area of opportunity, change or conservation. Unlike the other three Local Plan documents, the Area Action Plan will have a very narrow geographic focus, being confined to the area close to Crewe Railway Station.

- 5.7. The Plan is conceived as a means of managing and coordinating the significant change likely to arise from the Government's investment in HS2 at Crewe. HS2 phase 2A is set to open as far as Crewe by 2027, with phase 2B programmed for 2033. The Council continues to campaign for a full HS2 station (enabling north and south connections) to be provided in the town, in order to maximise the opportunities for inter-regional connectivity and economic growth
- 5.8. Whatever the final form of the HS2 service at Crewe, the new railway will engender significant change in the area. The coming of HS2 will necessitate significant re-modelling of Crewe Station to create additional passenger capacity and facilities. This in turn will create the need for complimentary and supporting development in the environs of the station.
- 5.9. Significant preliminary work has already been carried out to examine the potential implications of HS2 redevelopment for the station and its adjoining areas. This work, once completed could form the basis of a development plan evidence base.
- 5.10. The Local Plan Strategy recognises the importance of Crewe Station as a communications hub – but it does not plan directly for the implications of HS2 and acknowledges that a more detailed Area Action Plan might be necessary in future. Currently the Council is preparing a Site Allocations and Development Policies Document. Although more detailed than the Local Plan Strategy, it will not possess the fine focus necessary for managing change at Crewe station – and like its 'parent' document, it is a pre-HS2 document.
- 5.11. Accordingly if the Council is to manage the change associated with the new station, it needs to have a robust and up to date development plan in place. It also needs to prepare a plan quickly and efficiently – and without the risk of issues far outside Crewe side-tracking the programme. This is best achieved by preparing an Area Action Plan.

Timescales

- 5.12. The Local Plan Strategy was adopted by the Council on 27th July 2017.
- 5.13. The timetables for the SADPD and MWDPD envisage their adoption by the early and mid 2020 respectively. This will be preceded by evidence gathering, extensive public consultation and independent examination.
- 5.14. The timetable for the Area Action Plan is still being refined, but being focussed on a limited area with a smaller selection of issues it is hoped that it can be advanced more rapidly than the Borough-wide plans. It is therefore hoped to adopt the AAP by mid 2020.

6. Implications of the Recommendations

6.1. Legal Implications

6.1.1. The preparation of a LDS is a requirement of section 15 of the Planning and Compulsory Purchase Act 2004. This must specify (among other matters) the documents which, when prepared, will comprise the Local Plan for the area. It must be made available publically and kept up-to-date so that local communities and interested parties can keep track of progress

6.2. Finance Implications

6.2.1. Provision is made within existing spatial planning budgets for the preparation of the Site Allocations and Minerals & Waste Plans. Costs are continuously monitored as part of the plan making process.

6.2.2. Initial funding has also been identified from existing budgets for the first stages of the Area Action Plan. These monies derive from funds set aside for preparatory work associated with HS2 and are held within the Growth & Regeneration service.

6.3. Policy Implications

6.3.1. The LDS sets out the formal planning documents which contain the Council's planning policies. These documents also complement and cross refer to other plans and strategies, but they do not create policy outside of Town and Country Planning.

6.4. Equality Implications

6.4.1. The Council needs to ensure that its policies and processes for planning engagement enable all sections of the community are involved. The SCI considers if there are any barriers to engagement and how these can be overcome.

6.5. Human Resources Implications

6.5.1. The Preparation of an Area Action Plan will require the creation of a small dedicated team of officers. Whilst some existing staff resource can be redeployed it will also be necessary to recruit temporary staff to support the work. This requirement is factored into the costings above.

6.6. Risk Management Implications

6.6.1. A separate risk register will be devised for each of the planning documents under preparation.

6.7. Rural Communities Implications

6.7.1. Aside from the Crewe Area Action Plan all the documents listed are Borough-wide (outside of the National Park) – and so create planning policies for rural as well as urban areas.

6.8. Implications for Children & Young People

6.8.1. Whilst there are no direct implications for children and young people, by creating a thorough body of planning policy, the Council will be better able to plan and manage the development needs of future generations, which includes today's young people.

6.9. Public Health Implications

6.9.1. Planning Policies can have considerable benefits for public health – so by ensuring plans and policies in place, the Council can better integrate land use planning with its public health obligations.

7. Ward Members Affected

7.1. All Wards – implications are Borough Wide

8. Consultation & Engagement

8.1. Each of the Plans listed in the LDS will be subject to informal and formal consultation, plus independent Examination.

9. Access to Information

9.1. The Council's website includes the current [Local Development Scheme](#) prepared in 2016, alongside earlier versions. Once approved, the new LDS will be published on the same section of the website.

10. Contact Information

10.1. Any questions relating to this report should be directed to the following officer:

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