

<b>Appendix 2 : Consultation Responses to Draft Statement of Community Involvement</b>		
<b>Consultee / Group</b>	<b>Response to draft Statement of Community Involvement (SCI)</b>	<b>Cheshire East Borough Council Response / Amendment to SCI</b>
North West Development Agency (NWDA)	<ul style="list-style-type: none"> <li>• Welcomed opportunity to respond and pleased to note inclusion within SCI.</li> <li>• Regulations require adjoining Regional Development Agency's (RDAs) to be consulted and therefore East Midlands and West Midlands RDAs should be noted in the SCI Appendix.</li> <li>• NWDA noted that it is a Statutory Consultee on certain types of planning applications.</li> </ul>	<ul style="list-style-type: none"> <li>• Comments noted, SCI to be amended to include references to East Midlands Development Agency and West Midlands Development Agency in Appendix 4.</li> </ul>
Network Rail	<ul style="list-style-type: none"> <li>• Wished to update Local Development Framework (LDF) consultation database.</li> </ul>	<ul style="list-style-type: none"> <li>• LDF Consultation Database has been updated.</li> </ul>
National Grid	<ul style="list-style-type: none"> <li>• Wished to update LDF consultation database.</li> </ul>	<ul style="list-style-type: none"> <li>• LDF Consultation Database has been updated.</li> </ul>
Middlewich Town Council	<ul style="list-style-type: none"> <li>• Welcomed opportunity to comment and willingness to feed into future LDF development.</li> <li>• Information provided on partnership with Middlewich Vision.</li> <li>• Reaffirmed commitment to a Middlewich Canal Corridor Area Action Plan (AAP) which the Town Council is keen to take forward as part of the LDF. The Town Council stated that background information / supporting documentation can be provided to inform the development of the Middlewich Canal Corridor AAP and associated LDF Development Plan Documents (DPDs); when required.</li> </ul>	<ul style="list-style-type: none"> <li>• Comments noted; Middlewich Canal Corridor AAP is currently included within the Cheshire East Local Development Scheme.</li> </ul>

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Andrew Holland, Planning Consultant (representing seven congregations of Jehovah's witnesses residing within the area served by Cheshire East Borough Council)	<ul style="list-style-type: none"> <li>Wished to update LDF consultation database.</li> <li>Supported comments contained in the draft SCI relating to the Council's preferred contact method for consultations being electronic based.</li> </ul>	<ul style="list-style-type: none"> <li>LDF Consultation Database has been updated.</li> </ul>
Bollington Town Council	<ul style="list-style-type: none"> <li>Draft SCI should be more positive in its approach to Supplementary Planning Documents (SPDs). The SCI should contain a separate section to highlight the amount of local community effort put into these documents.</li> <li>The draft SCI should require developers to hold pre application public consultations, if that is not possible then they should be asked to hold them and required to give explanations if they fail to do so which should be published in association with the planning application documentation.</li> </ul>	<ul style="list-style-type: none"> <li>The section in the SCI relating to Supplementary Planning Documents has been revised.</li> <li>The draft Planning Policy Statement on Development Management and other government guidance advises Local Planning Authorities to encourage pre application discussions and this advice has been reflected within the SCI.</li> </ul>
Manchester Airport (MA)	<ul style="list-style-type: none"> <li>Supportive of draft SCI and recognition of airport as a Consultee.</li> <li>Recognition of Airport as Consultee is important given Aerodrome Safeguarding Procedures (obligation to consult with the airport on certain planning applications set out in the Safeguarding Maps document).</li> <li>Response notes role of Manchester Airport and its contribution to the Regional / National economy.</li> <li>Suggest that the term "PLC" is removed when referencing Manchester Airport in the SCI.</li> <li>Manchester Airport would welcome the opportunity to discuss with Cheshire East the circumstances when non-statutory consultation with the Airport would be appropriate. Appropriate contact details to that effect were provided.</li> </ul>	<ul style="list-style-type: none"> <li>Comments noted; SCI refers to Airport Operators within Appendix 4 for LDF consultation purposes and Appendix 5 for Development Management.</li> </ul>

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National Trust (NT)	<ul style="list-style-type: none"> <li>• The Trust has a number of property interests within and near to the boundary of Cheshire East.</li> <li>• Considered that the draft SCI is fit for purpose. The intentions regarding “invited representations” (page 9) in the draft SCI are noted and welcomed.</li> <li>• The SCI should make clear that members of the LDF consultation database will be consulted on the preferences that they have identified.</li> <li>• National Trust should be considered for inclusion on this LDF consultation list.</li> <li>• National Trust welcomes inclusion on the Development Management consultee list.</li> </ul>	<ul style="list-style-type: none"> <li>• Comments noted. The Trust will be included in the criteria of “other stakeholders” defined in Appendix 4 of the SCI. Details have also been added to the LDF Consultation Database.</li> </ul>
How Planning	<ul style="list-style-type: none"> <li>• Wished to update LDF consultation database.</li> <li>• Support for intention stated in draft SCI to consult with a wide range of consultees.</li> <li>• Request that landowners / developers are afforded opportunity to comment on all stages of draft LDF documents.</li> <li>• Prior to the adoption of SCI, HOW Planning request that a list of possible consultation methods is prepared and consulted upon. This process would ensure that the SCI permits a range of appropriate consultation methods.</li> <li>• Specific consultation methods should not be made mandatory requirements with a flexible approach encouraged.</li> <li>• Consultation requirements should be considered and negotiated on a site by site basis and be based on the circumstances of the application.</li> </ul>	<ul style="list-style-type: none"> <li>• LDF Consultation Database has been updated.</li> <li>• A number of consultation stages are set out within the SCI and Local Development Scheme where comments can be submitted to inform the LDF process.</li> <li>• The provisions of the SCI are sufficiently flexible in that consultation requirements will be agreed with Council planning officers in advance, and a summary of both the methods used and results should accompany the submitted planning application</li> </ul>

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Natural England (NE)	<ul style="list-style-type: none"> <li>• Welcomed opportunity to comment and restated its statutory purpose.</li> <li>• Approved of inclusion as Statutory Consultee in the SCI.</li> <li>• Wished to update LDF consultation database.</li> <li>• Natural England would like decision notices on determined applications (to which they have commented) to be forwarded to them.</li> <li>• Support for the role of SCI and community planning initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>• Comments noted and LDF Consultation Database updated to reflect information received.</li> <li>• Decision notices can be accessed via the Cheshire East website.</li> </ul>
Environment Agency (EA)	<ul style="list-style-type: none"> <li>• No specific comment on the draft SCI but want to be kept informed on any progress with LDF.</li> </ul>	<ul style="list-style-type: none"> <li>• LDF Consultation Database updated to reflect information received.</li> </ul>
Highways Agency (HA)	<ul style="list-style-type: none"> <li>• Welcomed opportunity to comment and inclusion in Appendix 1 of draft SCI.</li> <li>• HA keen to be involved in all future LDF and Development Management Documents.</li> <li>• HA provided background to the Statutory Involvement of HA (referenced in DFT Circular 02/2007 "Planning and the Strategic Road Network", Article 10 and Article 15 of the Town and Country Planning (General Development Procedure) Order 1995).</li> </ul>	<ul style="list-style-type: none"> <li>• Highways Agency is included within Appendix 4: List of Stakeholders.</li> </ul>

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<p>Friends, Families and Traveller and Traveller Law Reform Project (FFT) (<a href="http://www.gypsy-traveller.org">www.gypsy-traveller.org</a>)</p>	<ul style="list-style-type: none"> <li>• FFT Experience is that Gypsy and Traveller groups are rarely effectively consulted on their needs. It is important that they are closely involved in planning processes (i.e. site requirements, where they should be and how many of them).</li> <li>• Response directs the Council to Paragraph 29 (Circular 01/2006) <i>“Local Planning Authorities should put in place arrangements so that communication with gypsies and travellers is direct and accessible”</i>.</li> <li>• Local communication methods need to be developed requiring specific consultation measures (rather than paper based methods) i.e. focus groups, private workshops and one-to-one meetings arranged at convenient times and in appropriate locations.</li> <li>• Existing groups, for example, the Traveller Education Service can be used to develop a more trusting dialogue.</li> <li>• Concern about the lack of Race Equality Impact Assessments (REIA) in the planning process. The report <i>‘Common Ground : Equality, Good Race Relations and Sites for Gypsies and Irish Travellers’</i> (CRE 2006) recommended that Gypsies and Travellers are referred to in SCIs and Local Authorities should take practical steps to ensure meaningful involvement.</li> </ul>	<ul style="list-style-type: none"> <li>• Appendix 3 has been amended to reflect the optional and standard methods which will be employed to ensure appropriate consultation methods are used to reach all areas of society.</li> <li>• Traveller Education Service and FFT has been added to the LDF Consultation Database.</li> </ul>

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East Cheshire Ramblers (ECR)	<ul style="list-style-type: none"> <li>• Requested inclusion in Appendix 4 of SCI and involvement in meaningful discussions on any proposed Public Right of Way (PRoW) diversion before planning permission is granted.</li> <li>• Page 17 (Pre-application Advice): applicants should be encouraged to undertake pre-application discussions with the PROW Unit and user-groups if a PROW 'crosses or is adjacent to' the proposal site (not just is 'affected' by).</li> <li>• Page 19. Press notice should be issued if a PROW 'crosses or is adjacent to' the proposed development (not just is 'affected' by).</li> <li>• Planning Committee should be advised of implications for the public enjoyment of any PROW if it crosses or is adjacent to the proposed site of a planning application.</li> <li>• Agricultural Developments are treated differently under 'Consultation on Prior Approval Applications' on page 20. Currently only the Parish Council and Ward Member are consulted. However, PROW can be affected by such developments. Via electronic communications, the wider community, including ECR, should be consulted.</li> <li>• To ensure consultation, the draft SCI describes in 'Methods of Consultation' meetings with relevant stakeholders (page 11). ECR request the reinstatement of the meetings of the Rights of Way Forum. Pre Government Reorganisation, these provided an opportunity to discuss specific improvements or more general issues relating to Rights of Way and were recognised as valuable by all concerned.</li> </ul>	<ul style="list-style-type: none"> <li>• ECR are included within the "other" stakeholder groups listed in Appendix 4.</li> <li>• The SCI sets out that pre-application discussion will be encouraged.</li> <li>• The Council will publicise applications by formal press notice where it meets criteria as set out within the SCI.</li> <li>• The issue of PROW is a material consideration which will be addressed by the case officer and reported to planning committee accordingly.</li> <li>• In respect of consultation on prior approvals applications, due to the short timescales within which decisions need to be taken the usual full public consultation is not possible, but the applications are publicised on the weekly list.</li> <li>• Steps are being taken to reinstate the Cheshire East Rights of Way Forum on a Cheshire East wide basis via the Public Rights of Way team at Cheshire East.</li> </ul>

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Sandy Lane Action Group	<ul style="list-style-type: none"> <li>• Background to Sandy Lane Action Group provided.</li> <li>• To assist interpretation of the document, the group have asked for a reduction in the number of abbreviations in the document.</li> <li>• The group state that Council involvement with outside advisory bodies must be subject to complete transparency and open to public scrutiny.</li> <li>• Support and encourage the comments made in the draft SCI in relation to pre application discussions. Full disclosure on the contents of these pre application discussions should take place and be reflected in SCI.</li> <li>• Members of the group have provided contact information and stated that they would like to be considered as possible focus group/citizens panel members both as individuals with an interest in planning matters and as members of Sandy Lane Action Group.</li> </ul>	<ul style="list-style-type: none"> <li>• Comments noted and use of abbreviations has been reduced in the SCI, the SCI states that pre-application discussions enable an transparent approach to determining planning applications.</li> <li>• For significant or major applications the content and method of any pre-application consultation will be agreed with the Council Planning Officers in advance and a summary of methods used should accompany the submitted planning application.</li> <li>• A code of conduct exists for Council Members in relation to planning matters</li> </ul>
Prestbury Parish Council	<ul style="list-style-type: none"> <li>• Draw attention to “Cabinet Office Code of Conduct” on public consultations. This advises Local Authorities allow 12 weeks for important public consultations.</li> <li>• Critical of 8 week Draft SCI consultation and suggest crucial stages of LDF production should have longer consultation period than 6 weeks.</li> <li>• Prestbury Parish Council would like the role and importance of Town and Parish Councils to be given more prominence in the SCI.</li> </ul>	<ul style="list-style-type: none"> <li>• The consultation period referred to in the SCI is a minimum with discretion for longer consultation periods.</li> <li>• Reference is made to Town and Parish Councils within the SCI.</li> </ul>

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Prestbury Parish Council (continued)	<ul style="list-style-type: none"> <li>• The Parish Council has enquired why the Local Development Scheme was not consulted upon.</li> <li>• The Parish Council note instances where apostrophes need to be removed in abbreviations used i.e. DPDs and SPDs.</li> </ul>	<ul style="list-style-type: none"> <li>• The Local Development Scheme is a public statement of the Council's programme for the production of documents in the Local Development Framework.</li> <li>• Comments in relation to the use of apostrophes are noted and SCI has been amended.</li> </ul>
Government Office for the North West (GONW)	<ul style="list-style-type: none"> <li>• GONW confirmed that they would like to be consulted on all Local Development Documents (LDDs) at all stages. GONW have made the following document specific comments:</li> <li>• The draft SCI includes useful information but could be made more user friendly, in terms of inclusion of more diagrams, less process-driven text etc</li> <li>• Chapter 1 should make it clear why the draft SCI has been prepared and could make reference to national planning policy / legislation and influences of Planning Policy Statement 12.</li> <li>• GONW have asked for the Introduction to state that the SCI replaces anything that the previous Councils have already produced, and should clarify the next stages of preparation/adoption.</li> <li>• The Introduction sets the scene for the SCI and could use a more proactive tone: Paragraph 3 comes across as more negative than is probably meant, and may be better placed elsewhere in the document.</li> <li>• Paragraph 1 typo - consider deleting "or" and insert "and" community groups in second sentence. It would be helpful if this section could note and emphasise the importance of frontloading consultation.</li> </ul>	<ul style="list-style-type: none"> <li>• Comments noted</li> <li>• Dependence on abbreviations in the document has been reduced as much as practical and glossary attached.</li> <li>• The SCI has been revised to adapt to the comments provided by GONW in terms of the format and presentation of the document with an aim to improve the accessibility and usability of the document.</li> <li>• Typographical Errors have been amended, as suggested</li> </ul>



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Government Office for the North West (GONW) continued...	<ul style="list-style-type: none"> <li>• GONW have stated that it would be helpful to display prominently on the front/inside cover of the document a statement along the lines of "If you require this document in large print, audio cassette, Braille or in a language other than English, please contact...."</li> <li>• GONW have stated that chapter 2 is very technical and could be disengaging.</li> <li>• In section 2.1, first paragraph GONW have asked for the word 'saved' to be added before 'policies contained.' in the third sentence.</li> <li>• In section 2.1 GONW have stated that different types of Development Plan Documents (DPDs) – Sustainability Appraisal/Habitats Regulations Assessment Reports could be mentioned here.</li> <li>• Section 3.3, Stage 3 needs amending to describe the Hearing part of the process, rather than just 'Examination', as the Examination starts on submission. Description of how the Inspector decides who will speak, what topics are covered etc.</li> <li>• Chapter 3 Consultees should clarify the difference between Statutory Consultees and anybody else.</li> <li>• The Section on Hard to Reach Groups should include which consultation methods the Council currently uses and any changes proposed in how to engage them.</li> <li>• Section 4 relating to Planning Applications, GONW has stated that an additional paragraph could be added to describe what Development Management is.</li> <li>• Section 4.3: Consultation During a Planning Application: this could be entitled something like 'Further information about Planning Applications' Listed Building Consent could also be added. Most of this section refers to the Council's website, so could expand to explain access for those that don't have a computer.</li> </ul>	<ul style="list-style-type: none"> <li>• An Equal Opportunities and Access Statement has been added to the SCI.</li> <li>• Comments noted, The SCI has been revised to adapt to the comments provided by GONW in terms of the format and presentation of the document with an aim to improve the accessibility and usability of the document.</li> </ul>

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Government Office for the North West (GONW) continued...	<ul style="list-style-type: none"> <li>LDF consultee lists – it should be stated that information is for illustrative purposes only and that it will be kept up to date/explain how changes will be made to it.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and agreed, additional text has been added to reflect this requirement to keep the SCI under review.</li> </ul>