

## Strategic Planning Board

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**Date of Meeting:** 27 January 2021

**Report Title:** Cheshire East Local Development Scheme 2020 - 2022

**Senior Officer:** Frank Jordan, Executive Director - Place

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### 1. Report Summary

- 1.1. This report seeks the Strategic Planning Board's views on an update to the Council's Local Development Scheme. These views will be reported to the Portfolio Holder for Planning in considering its approval. The updated LDS sets out a programme, up to 2022, for the preparation of documents to be included in the Cheshire East Local Plan.

### 2. Recommendations

- 2.1. That the Strategic Planning Board considers the update to the Local Development Scheme (Appendix 1) and recommends to the Portfolio Holder for Planning that it is approved and brought into effect.

### 3. Reasons for Recommendations

- 3.1. It is a legal requirement for the Council to prepare and maintain a LDS. National planning guidance indicates that the LDS should be regularly reviewed, kept up to date and made publicly available so that local communities and interested parties can keep track of Council progress in preparing its Local Plan.

### 4. Other Options Considered

- 4.1. There are no other options. The Council is obliged to prepare a LDS under section 15 of the Planning and Compulsory Purchase Act 2004.

### 5. Background

- 5.1. Appended to this report is an updated LDS setting out the programme, between 2020 and 2022, for the preparation of documents intended to form

part of the Council's Local Plan. The updated LDS would replace the current LDS which covers the period 2018-20.

- 5.2. LDSs enable local communities, businesses, developers, service and infrastructure providers, alongside other interested parties to find out what Local Plan documents are proposed and the timetable for their preparation.
- 5.3. The Council must also report progress against the LDS which is done annually through the Authority Monitoring Report.
- 5.4. The Local Plan for Cheshire East<sup>1</sup> will consist of the four key documents listed below.
  - **The Local Plan Strategy**, adopted July 2017, sets out overarching strategic objectives, policies, sites and locations for development.
  - **The Site Allocations and Development Policies Document** forms the second part of the Local Plan and will add detailed policies and non-strategic sites to the Plan. Public representations were invited to a revised Publication Draft version of this Plan at the end of last year ahead of its submission to the Secretary of State for examination.
  - **The Minerals and Waste Development Plan Document** will contain planning policies for minerals and waste including the allocation of specific sites and (in the case of minerals) areas where necessary. Its adoption is anticipated by 2023 which will be preceded by further public consultation and independent examination.
  - **The Crewe Hub Area Action Plan** will include policies and proposals to manage land-use change around Crewe Railway Station. A Publication version of the Plan was approved in March 2020 by the Cabinet. However, the public representation period could not be completed because of the onset of the Covid-19 situation. Consideration is currently being given to the economic impacts arising from the Covid-19 pandemic and whether any adjustments are needed to the proposed planning policies for the area. As such the timetable shown in the updated LDS for this Plan is a best estimate at this time.
- 5.5. The LDS highlights that local planning authorities are required to carry out a review of the policies within their local plans no later than 5 years from adoption to assess whether they need updating. It notes for the Local Plan Strategy this period ends on 26 July 2022. As would be expected, the

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<sup>1</sup> The portion of Cheshire East located within the Peak District National Park is subject to the Park Authority's planning policies.

updated LDS says that a new local plan would be prepared and adopted well ahead of 2030, which is the end of the Local Plan Strategy plan period. However, a specific timetable for a Local Plan update is not set out. This is because this timetable will depend upon the findings of the review and the scope of the changes necessary. It is also expected that the way in which the next Local Plan is prepared and the timetable for preparing it will be governed by the new legislative and policy framework envisioned in the Government's White Paper: Planning for the Future (August 2020). Although there may be significant reforms ahead, the LDS emphasises that the Council is committed to maintaining an up-to-date Local Plan through its timely update to best ensure that new development is achieved in a plan-led way.

## **6. Implications of the Recommendations**

### **6.1. Legal Implications**

6.1.1. The preparation of an 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 publicly 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 Local Plan documents.

### **6.3. Policy Implications**

6.3.1. The LDS sets out the programme and timetable for the production of Local Plan documents. It does not, in itself, set new planning policy.

### **6.4. Equality Implications**

6.4.1. The LDS sets out the programme and timetable for the production of Local Plan documents. The equality implications arising from new or revised planning policies is considered in developing each Local Plan document. An equalities impact assessment is integral to their preparation.

### **6.5. Human Resources Implications**

6.5.1. There are no new Human Resources implications arising from this report.

## **6.6. Risk Management Implications**

6.6.1. There are no significant risk management implications arising from this report, other than to note that there is a legal requirement to maintain an up to date LDS and that upon submission of a draft Local Plan for examination, the appointed Inspector will check whether its preparation is in line with the Council's LDS. Each Local Plan document noted in the LDS will be subject to its own risk management process.

## **6.7. Rural Communities Implications**

6.7.1. The LDS sets out the programme and timetable for the production of Local Plan documents. It does not, in itself, create new planning policies. Apart 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/Cared for Children**

6.8.1. Whilst there are no direct implications for children and young people arising from this report specifically, planning policies can positively support the well-being of children and young people and cared for children. This could include by planning for the right amount and types of new homes, planning for appropriate new infrastructure alongside new development, the creation of green spaces and the achievement of good design.

## **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.

## **6.10. Climate Change Implications**

6.10.1. The LDS sets out the programme and timetable for the production of Local Plan documents. The timely introduction of planning policies can support the Council's objectives on climate change.

## **7. Ward Members Affected**

7.1. All Wards – implications are Borough Wide.

## **8. Consultation & Engagement**

8.1. The LDS itself is not subject to consultation. 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 2018. 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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Appendix 1: Cheshire East Local Development Scheme 2020 - 2022