

Appendix 1

Cheshire East Local Plan

Local Development Scheme

2022 -2027





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1 Introduction

1.1 This is the eighth Cheshire East Local Development Scheme, which sets out a programme for the preparation of documents by Cheshire East Council, up to 2027, that are intended to form part of the statutory development plan within the Borough. ⁽¹⁾

2 The Cheshire East Local Plan 2010-30

2.1 The Cheshire East Local Plan⁽²⁾ will consist of two documents. These are:

- **The Local Plan Strategy (adopted in July 2017).** Sometimes referred to as 'Part 1' of the Local Plan, it includes overarching strategic objectives policies, sites and locations for development.
- **The Site Allocations and Development Policies Document (in preparation).** Sometimes referred to as 'Part 2' of the Local Plan, its purpose is to set non-strategic policies to guide planning decisions and allocate additional sites for development to assist in meeting the overall development requirements set out in the Local Plan Strategy. On adoption, the Site Allocations and Development Policies Document will replace all the saved policies within the legacy borough plans. ⁽³⁾ The Plan is at an advanced stage of preparation. It was submitted to the Secretary of State for independent examination in April 2021. Examination hearings took place during October and November 2021 and proposed Main Modifications were consulted on during April and May 2022. The Council received the Inspector's Report on 17 October 2022, enabling it to proceed to adopt the Plan with Main Modifications.

3 The Cheshire East Minerals and Waste Plan 2021-2041 (in preparation)

3.1 The Minerals and Waste Plan will set out policies for dealing with minerals and waste including the identification of specific sites and areas. In the previous Local Development Scheme it was proposed that the Minerals and Waste Plan would form the third part of the Cheshire East Local Plan, covering the period 2010 to 2030. However, the Council is now taking forward a Minerals and Waste Plan with a plan period of 2021 to 2041. It will contain strategic and non-strategic policies and, upon adoption, replace Local Plan Strategy Policies SE 10 (Sustainable Provision of Minerals) and SE 11 (Sustainable Management of Waste) along with the saved policies in the separate Cheshire County Council Minerals and Waste Local Plans, adopted in 1999 and 2007 respectively. ⁽⁴⁾

1 The statutory development plan comprises both the Local Plan documents adopted by Cheshire East Council and any Neighbourhood Development Plans that are 'made'. Further information about Neighbourhood Development Plans in Cheshire East can be obtained via this [link](#)

2 The portion of Cheshire East located within the Peak District National Park is subject to the Park Authority's Planning Policies

3 The Congleton Borough Local Plan First Review (adopted January 2005), the Borough of Crewe and Nantwich Local Plan (adopted February 2005) and the Macclesfield Borough Local Plan (adopted January 2004).

4 Further information about the Minerals and Waste Plan can be obtained via this [link](#) (scroll to Item 8)



4 Local Plan Update (new)

4.1 The Council's Environment and Communities Committee considered a review of the Local Plan Strategy on 1 July 2022 and agreed that an update to the Plan be carried out. ⁽⁵⁾

5 Other changes since the previous Local Development Scheme 2020-22

5.1 The previous Local Development Scheme 2020-2022 identified that the Council was preparing a Crewe Hub Area Action Plan covering the area of Crewe Railway Station and its immediate environs. This Plan reached a pre-submission draft stage in March 2020. However, in November 2021, the Council's Corporate Policy Committee approved the formal withdrawal of the Plan. It was considered that circumstances had changed during the COVID-19 pandemic which meant that the proposals outlined in the draft Plan were unlikely to be delivered. ⁽⁶⁾

6 Policies Map

6.1 Local plans have to be accompanied by a policies map to illustrate geographically the application of policies within them. The policies map for Cheshire East will be updated when each Plan is adopted.

7 Supplementary Planning Documents

7.1 Supplementary Planning Documents may also be prepared to provide guidance on the implementation of key Local Plan policies ⁽⁷⁾.

5 Further information about the review of the Local Plan Strategy can be obtained via this [link](#) (scroll to item 9)

6 Further information about the withdrawal of the Crewe Hub Area Action Plan can be obtained via this [link](#) (scroll to Item 36)

7 Further information about Cheshire East's existing and proposed supplementary planning documents can be obtained via this [link](#)



8 Schedule of Development Plan Documents

Title	Description	Geographic coverage	Key policy context	Local Plan preparation (Reg 18)	Publication (Reg 19)	Submission	Independent examination	Inspector's report	Adoption
Site Allocations and Development Policies DPD	Detailed policies and non-strategic site allocations	Cheshire East outside the Peak District National Park	Local Plan Strategy, NPPF, NPPG						4th Quarter 2022
Minerals and Waste Development Plan Document	Policies for dealing with minerals and waste and the identification of specific sites for minerals / waste management	Cheshire East outside the Peak District National Park	Local Plan Strategy, Site Allocations and Development Policies Document, NPPF, NPPG, National Planning Policy for Waste, National Waste Management Plan for England		3rd Quarter 2023	2nd Quarter 2024	3rd Quarter 2024	4th Quarter 2024	1st Quarter 2025
Local Plan Update	Vision, objectives and strategy for the spatial development of the area. Includes strategic sites and strategic development policies	Cheshire East outside of the Peak District National Park	Local Plan Strategy, Site Allocations and Development Policies Document, NPPF, NPPG	4th Quarter 2023 (Issues and Options) 4th Quarter 2024 (First Draft)	4th Quarter 2025	3rd Quarter 2026	1st Quarter 2027	3rd Quarter 2027	4th Quarter 2027



Appendix A Glossary of terms

Adoption	The final approval of a Local Plan document by the council after the document has been through all of the stages in its preparation including independent examination. Once a Local Plan document has been adopted it becomes part of the statutory development plan which is the starting point for making planning application decisions.
Area Action Plan	Area Action Plans are a type of Development Plan Document providing a planning framework for a specific area of opportunity, change or conservation. Area Action Plans give a geographic or spatial dimension and focus for the implementation of policies for that area.
Development Plan	This comprises all of the Local Plan documents that have been adopted and the Neighbourhood Development Plans that have been 'made'. The development plan is, by law, the starting point for making planning application decisions.
Independent examination	This is the process by which a Local Plan document is independently assessed by a Planning Inspector appointed by the Secretary of State. It generally involves round table discussions into whether the Local Plan document has met all of the relevant legal requirements and meets the tests of 'soundness' as set out in the National Planning Policy Framework (positively prepared, justified, effective and consistent with national policy).
Inspector's report	This follows the examination of the Local Plan document. It sets out the inspector's conclusions about whether the Local Plan document has met all the relevant legal requirements and is 'sound' (positively prepared, justified, effective and consistent with national policy). It is accompanied by a schedule of recommended main modifications - amendments that the Inspector considers need to be made to the Local Plan document to address any legal and/or 'soundness' issues.
Local Plan	A local plan guides the scale, type and location of development and includes policies to achieve good design, safeguard the environment, promote well-being and achieve housing and economic growth. It is drawn up by the council, informed by public consultation and scrutinised through independent examination.
Local Plan preparation (Reg 18)	This stage involves evidence gathering and initial public consultation to obtain feedback on emerging policy options and proposals.
Local Development Scheme (LDS)	A programme setting out the Local Plan documents that the council intends to prepare and when.



National Planning Policy Framework (NPPF)

This is the government's national planning policy. Local Plan documents should be consistent with national planning policy.

Publication

This is the stage at which the council publishes its full, final draft of the Local Plan document for six weeks public consultation. It should be the version of the document that it intends to submit for examination.

Submission

This follows the publication stage and is the point at which the Local Plan document is formally submitted for independent examination by a Planning Inspector.

Supplementary Planning Document (SPD)

Documents that the Council can prepare to provide further guidance about development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the statutory development plan.



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