

# Strategic Planning Board

## Agenda

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<b>Date:</b>	<b>Wednesday, 29th August, 2018</b>
<b>Time:</b>	<b>10.30 am</b>
<b>Venue:</b>	<b>The Capesthorne Room - Town Hall, Macclesfield SK10 1EA</b>

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The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and in the report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

### **PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT**

1. **Apologies for Absence**

2. **Declarations of Interest/Pre Determination**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests and for Members to declare if they have a pre-determination in respect of any item on the agenda.

3. **Minutes of the Previous Meeting** (Pages 3 - 8)

To approve the minutes of the meeting held on 1<sup>st</sup> August 2018 as a correct record.

4. **Public Speaking**

A period of 20 minutes has been allocated for members of the public to address the meeting on any matter relating to the items on this agenda. Each speaker may speak for up to 2 minutes, but the Chairman will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers.

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**Please Contact:** Sarah Baxter on 01270 686462  
**E-Mail:** [sarah.baxter@cheshireeast.gov.uk](mailto:sarah.baxter@cheshireeast.gov.uk) with any apologies or request for further information

5. **First Draft Site Allocations and Development Policies Document** (Pages 9 - 36)  
To consider a report seeking approval of the First Draft Site Allocations and Development Policies Document , along with its Sustainability Appraisal and Habitats Regulations Assessment, for the purposes of public consultation.
6. **Supplementary Planning Document - The Garden Village at Handforth.** (Pages 37 - 44)  
To consider a report seeking approval to consult on a draft Supplementary Planning Document for the Garden Village at Handforth.
7. **Cheshire East Statement of Community Involvement** (Pages 45 - 76)  
To consider a report seeking approval to consult on a revision and update to the Council's Statement of Community Involvement.
8. **Cheshire East Local Development Scheme** (Pages 77 - 88)  
To consider a report seeking approval for a revision and update to the Council's Local Development Scheme.

**THERE ARE NO PART 2 ITEMS**

**CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 1st August, 2018 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

**PRESENT**

Councillor G Merry (Chairman)

Councillors Rhoda Bailey (Substitute), E Brooks (Substitute), D Brown, B Burkhill, L Durham (Substitute), S Edgar, T Fox, H Gaddum (Substitute), D Hough, J Jackson and B Roberts

**OFFICERS IN ATTENDANCE**

Ms S Dillon (Planning Lawyer), Mrs P Evans (Acting Legal Team Manager Corporate & Regulatory), Mr D Hallam (Principal Conservation and Design Officer), Miss G Horton (Senior Planning Officer), Mr P Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning (Regulation)) and Mr P Wakefield (Principal Planning Officer)

**16 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors P Groves, J Hammond, J Macrae and L Wardlaw.

**17 DECLARATIONS OF INTEREST/PRE DETERMINATION**

It was noted that Members had received correspondence in respect of applications 18/2153N and 17/6486M.

Councillor E Brooks declared that she had pre determined application 18/2153N and in accordance with the Code of Conduct she left the meeting prior to consideration of the application and returned once a decision had been made.

**18 MINUTES OF THE PREVIOUS MEETING****RESOLVED**

That the minutes of the meeting held on 27 June 2018 be approved as a correct record and signed by the Chairman.

Councillor D Hough requested that the comment he made in relation to application 17/10984C at the previous meeting be formally recorded. His comment was as follows:-

'That he be assured that the conditions of the outline application in relation to application 17/10984C would still apply'. Officers confirmed that this was the case.

19 PUBLIC SPEAKING

**RESOLVED**

That the public speaking procedure be noted.

- 20 **18/2153N-OUTLINE APPLICATION FOR DEVELOPMENT OF 12 NO. SITES FOR RESIDENTIAL DEVELOPMENT FOR 112 NO. DWELLINGS WITH MEANS OF ACCESS AND LAYOUT INCLUDED, BUT WITH ALL OTHER MATTERS RESERVED, FOR A 10 YEAR PHASED RELEASE AND DELIVERY PERIOD AND ASSOCIATED COMMUNITY BETTERMENT (PARKING OVERSPILL NEXT TO SCHOOL, ENHANCED PARKING NEXT TO CHURCH PERMISSIVE PEDESTRIAN PATHS, PLAY SPACE, PUBLIC ACCESS, COMMUNITY ORCHARD, EDUCATIONAL CONTRIBUTION AND AFFORDABLE HOUSING). [RE-SUBMISSION OF 16/5719N : ADDITION OF EXTRA 2.81 HA OF LAND AND 10 NO. DWELLINGS], DODDINGTON ESTATE, BRIDGEMERE, NANTWICH FOR LADY RONA DELVES-BROUGHTON, THE DODDINGTON ESTATE**

Consideration was given to the above application.

(Councillor J Clowes, the Ward Councillor, Parish Councillor Paul Moore, Chairman of Doddington & District Parish Council, Parish Councillor Bob Frodsham, representing Doddington & District Parish Council, Parish Councillor Chris Knibbs, Chairman of Hatherton & Walgherton Parish Council, Andrew Thomson, Planning Consultant representing the Wybunbury Ward Combined Parishes Neighbourhood Plan Steering Group, Objector, Adrian Butler, Chairman of 'STAND' Resident's Group, Objector and Chris Clayton, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reason:-

1. It is considered that, the positive planning benefits for the conservation of the heritage assets does not outweigh the harm that would be caused by the proposed residential development in the open countryside and by the lack of social/community benefits to be provided by the development. This will result in an unsustainable form of development that is contrary to policies PG6 Open Countryside, SC5 Affordable Housing, and IN2 Development Contributions of the Cheshire East Local Plan Strategy, RES.5 of the Crewe and Nantwich Replacement Local Plan, and the National Planning Policy Framework.

In order to give proper effect to the Strategic Planning Board's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chairman (or in their absence the Vice Chairman) to correct any technical slip or omission in the resolution, before issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Strategic

Planning Board to enter into a planning agreement in accordance with the S111 of the Local Government Act 1972.

(This decision was contrary to the Officer's recommendation of approval. The meeting adjourned for a 5 minute break).

**21 17/6470M-THE ERECTION OF 16NO. UNITS WITH ACCESS AND SERVICING ARRANGEMENTS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS (USE CLASSES B1(C)/B2/B8), LAND AT, PARKGATE INDUSTRIAL ESTATE FOR CHANCERYGATE**

Consideration was given to the above application.

(Councillor T Dean, the Ward Councillor, Mr Green, an objector, Mr Brooks, an objector and Marc Hourigan, the agent for the applicant attended the meeting and spoke in respect of the application).

### **RESOLVED**

That for the reasons set out in the report and in the update to the Board, the application be approved subject to the completion of a Section 106 Agreement securing the following:-

- A financial contribution of £586,222 for highways improvements to Brook Street / Hollow Lane junction and Adams Hill / Toft Road junction.

And subject to the following conditions:-

1. Commencement of development (3 years)
2. Development in accord with approved plans
3. Materials as application
4. Landscaping - submission of details
5. Landscaping (implementation)
6. Tree protection
7. Development to be carried out in accordance with ecological mitigation strategy relating to GCN, Birkin Brook and badgers
8. Breeding birds survey to be submitted
9. Ecological enhancement strategy to be submitted
10. Foul and surface water shall be drained on separate systems.
11. Drainage details to be submitted
12. Development to be carried out in accordance with submitted FRA
13. Noise mitigation to be implemented
14. Piling / floor floating details to be submitted
15. Construction Environmental Management Plan to be submitted
16. Electric Vehicle Infrastructure to be provided
17. Implementation of travel plan
18. Remediation strategy to be submitted
19. Verification report to be submitted
20. Imported soil to be tested for contamination
21. Unforeseen contamination
22. Details of cycle stores to be submitted
23. Roundabout at Mobberley Road / Parkgate Lane junction be provided
24. Details of retaining wall to eastern boundary to be submitted
25. Parking spaces to be provided and retained

26. At least 10% of predicted energy requirements to be secured from decentralised and renewable or low carbon sources
27. Only B1(c) (Light Industry), B2 (General Industry) and B8 (Storage and distribution) uses permitted
28. Area of land to the south west of the site to be retained for potential future access route
29. Existing and proposed levels to be submitted
30. Shower and changing facilities to be provided
31. Parking improvements to Haig Road

(The meeting adjourned for lunch from 12.30pm until 1.15pm).

**22 17/6486M-ERECTION OF BUILDINGS TO BE USED AS CAR DEALERSHIPS INCLUDING WORKSHOPS, BODYSHOPS, OFFICES, CAR PARKING, EXTERNAL DISPLAY AREAS, SHOWROOM AND NEW ACCESSES ALONG WITH ASSOCIATED WORKS, LAND TO WEST OF, COPPICE WAY AND SOUTH OF LOWER MEADOW WAY, HANDFORTH FOR PHILLIP JONES, HALLIWELL JONES (WILMSLOW) LIMITED**

Consideration was given to the above application.

(Phillip Jones, the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reasons:-

1. The proposal seeks to provide a car showroom on an employment site, which is protected for B1, B2 and B8 uses. It has not been demonstrated that the premises are causing significant nuisance or environmental problems and it has not been demonstrated that the site is no longer suitable or viable for employment use. The proposal is therefore contrary to policy E1 of the Macclesfield Borough Local Plan and policy EG3 of Cheshire East Local Plan Strategy.
2. The proposal results in the loss of open space. No assessment to show the open space to be surplus to requirements has been submitted, and the loss is not replaced by equivalent or better provision. The proposal is therefore contrary to policies RT1 and RT6 of the MBLP.
3. The site has a verdant character which has value in visual, ecological and arboricultural terms, and the proposed development does not adequately reflect this established character, and in this context does not make a positive contribution to the immediate surroundings. The proposal is therefore contrary to policies SE1 and SD2 of the CELPS and policies H8 and H11 of the HNP.
4. The proposal results in less than substantial harm to the setting of a grade II\* listed building, which is not sufficiently justified. The proposal is therefore contrary to policy SE7 of the CELPS.
5. No arboricultural information has been submitted with the application. However, it is anticipated that there will be a significant net loss of woodland

cover on the site. The design provides no scope for compensation or mitigation to offset this loss. The proposal is therefore contrary to policy SE5 of the CELPS, DC9 of the MBLP and H9 of the HNP.

6. a) The proposal results in the loss of habitats of sufficient value to be designated as a Local Wildlife Site, and the compensation proposals are inadequate to address the loss of this habitat.

b) The woodland on western side of the site has been identified by the submitted NVC survey as being 'W6' woodland. This is considered to be a Priority Habitat Type. Policy SE3 states that development which is likely to have a significant adverse impact on such a designation will not be permitted except where the reasons for or benefits of the proposed development outweigh the impact of the development.

c) The submitted Preliminary Ecological Appraisal has identified trees with bat roost potential in the woodland on the western edge of the site. The woodland is not shown to be retained as part of the proposed development, and no survey has been carried out to determine the presence /absence of roosting bats. Therefore there is insufficient information to fully assess the impact upon this protected species.

d) The submitted ecological assessment has not considered the potential impacts of the proposed development upon Great Crested Newts associated with the ponds located at Handforth Hall. There is currently insufficient information to assess the impact upon this protected species.

The proposal is therefore contrary to policy SE3 of the CELPS, policy NE11 of the MBLP and policy H8 of the HNP.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

**23 18/0079N-THE DEMOLITION OF THE EXISTING INDUSTRIAL BUILDINGS AND STRUCTURES (INCLUDING THE BOUNDARY WALL ALONG WEST STREET) AND THE CONSTRUCTION OF 269 DWELLINGS COMPRISING 24 APARTMENTS AND 245 HOUSES, TOGETHER WITH OTHER ASSOCIATED WORKS, INCLUDING THE PROVISION OF PUBLIC OPEN SPACE, THE LAYING OUT OF ROADS AND FOOTWAYS (WITH TWO NEW ACCESSES FROM WEST STREET), AND HARD AND SOFT LANDSCAPING, BOMBARDIER TRANSPORTATIONS, WEST STREET, CREWE FOR COUNTRYSIDE PROPERTIES (UK) LTD &, BOMBARDIER TRANSPORTATION UK LTD**

Consideration was given to the above application.

(Mr Davidson an objector and Steve Hughes, the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be deferred for further consideration to be given to the design and layout of the application.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

**24 PLANNING APPEALS**

Consideration was given to the above report.

**RESOLVED**

That the report be noted.

The meeting commenced at 10.30 am and concluded at 4.00 pm

Councillor G Merry (Chairman)



*Working for a brighter future together*

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## STRATEGIC PLANNING BOARD

**Date of Meeting:** 29 August 2018

**Report Title:** First Draft Site Allocations and Development Policies Document

**Senior Officer:** Sean Hannaby, Director of Planning and Environment

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### 1. Report Summary

- 1.1. This report outlines the policies and proposals in the proposed First Draft Site Allocations and Development Policies Document (SADPD) and seeks the views and recommendations of the Strategic Planning Board to publish it along with its associated Sustainability Appraisal and Habitats Regulations Assessment for 6 weeks public consultation, supported by a range of evidence documents.
- 1.2. The SADPD is the second part of the Council's Local Plan, following the adoption of the Local Plan Strategy (LPS) in July 2017, and will make provision for further development opportunities to meet the Plan's overall requirements, including for a minimum of 36,000 homes between 2010 and 2030. It will also set out a range of more detailed development management policies to guide planning decisions.
- 1.3. Upon adoption it will replace the remaining saved policies in the three former borough local plans.
- 1.4. The First Draft SADPD consultation will be followed by a further 6 weeks of public consultation on a 'publication' version of the Plan, the latter being the version that the Council would then submit for public examination.
- 1.5. The Local Plan is a key strategy that supports the achievement of many Council priorities related to protecting and enhancing the environment, promoting prosperity and improving the health and well-being of residents and others.

## **2. Recommendations**

- 2.1. To consider the First Draft Site Allocations and Development Policies Document (Appendix 1) and its associated Sustainability Appraisal (Appendix 2) and Habitats Regulations Assessment (Appendix 3).
- 2.2. That the Housing, Planning and Regeneration Portfolio Holder be recommended to:
  - (i) approve the First Draft Site Allocations and Development Policies Document along with its Sustainability Appraisal and Habitats Regulations Assessment for public consultation, and publish the range of supporting, evidence base documents listed in Appendix 8.
  - (ii) agree that a further 'call for sites' exercise be carried out for Gypsy and Traveller and Travelling Showpersons sites alongside the consultation.

## **3. Reason for Recommendations**

- 3.1. To enable public consultation to take place on the First Draft SADPD so it can progress towards examination and adoption.

## **4. Other Options Considered**

- 4.1. There is no realistic alternative to the proposed course of action. The Council has already expressed its clear intention to prepare the SADPD in order to put in place a comprehensive set of up-to-date planning policies for the borough.

## **5. Background**

- 5.1. The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support its ambition of making the borough an even better place to live, work and visit. The first part of the Council's Local Plan, the Local Plan Strategy (LPS), was adopted in July last year. It set out the vision and overall spatial strategy for the borough to 2030. It includes strategic policies and allocates 'strategic sites' for development.
- 5.2. The Site Allocations and Development Policies Document (SADPD) will form the second part of the Local Plan. It will allocate additional, non-strategic sites for development – which means sites of less than 150 homes or 5 hectares in size. These additional allocations will ensure that the overall development requirements for the borough, established through the LPS, are met. The SADPD will establish specific housing and employment land figures, and safeguarded land requirements, for individual Local Service Centres and identify sites where required. Additional sites are also

identified at Crewe (a Principal Town) to support continued investment by Bentley and Morning Foods, two key local employers, and at Congleton, Middlewich and Poynton (Key Service Centres) to address currently unmet development requirements. The SADPD will also set out more detailed policies to guide planning application decisions. It includes a review of policy boundaries around towns and villages to guide the location of development, and for town centres to steer investment in them. Areas that need particular protection, for example, because of their significance to biodiversity and recreation, have been updated. A copy of the First Draft SADPD is appended to this report (Appendix 1). A summary of the proposed policies on a settlement-by-settlement basis is set out in Appendix 4 to this report. A full list of the proposed policies in the Plan is set out in Appendix 5.

- 5.3. The First Draft SADPD is as close to a full draft Plan as possible. There is no strict requirement to publish a draft Plan with this level of detail at this stage, however it has the advantage of drawing out views on matters of policy detail at an early stage, which will greatly assist the preparation of the final draft of the Plan (the 'publication' version) that will be submitted for examination following further consultation. An indicative timetable for the SADPD through to its adoption is set out in Appendix 6.
- 5.4. Local Plans have to be accompanied by a policies map showing the spatial application of the Plan's policies. An on-line, interactive draft policies map showing the allocations and designations arising from draft SADPD policies will be published alongside the First Draft Plan. This will also show existing allocations and designations from the adopted Local Plan Strategy so those viewing the map will be able to see the full range of Local Plan policies that would be in force over a particular site or area. Ahead of that, to assist those viewing this report and the accompanying draft of the SADPD, a series of maps have been published in pdf format. These are appended to this report (Appendix 7).
- 5.5. The SADPD will not include minerals or waste policies or make site allocations for these uses. These matters will be addressed through a separate Minerals and Waste Development Plan Document, as a third part to the Council's Local Plan.
- 5.6. In developing the SADPD, careful consideration has been given to the numerous neighbourhood plans that have been developed across the borough. The aim has been to avoid conflict between, and duplication of, detailed policies, whilst ensuring that SADPD policies are 'sound' and enable the strategic requirements of the LPS to be appropriately

addressed. There has been a significant amount of engagement with town and parish councils at the Issues Paper stage (see paragraph 5.8 below) and also earlier this year by way of further informal meetings. This close and constructive engagement will continue throughout the Plan process.

- 5.7. Upon adoption, the SADPD, alongside the LPS, will fully replace the legacy local plans prepared by the former borough councils.
- 5.8. A significant amount of work has been carried out in preparing the draft SADPD. The Council published an Issues Paper in February last year and consulted on it for 6 weeks, alongside a separate 'call for sites', through which interested parties were invited to submit sites for consideration, to inform future land allocations in the SADPD. A Report of Consultation, summarising the 1478 responses to the Issues Paper was published on the Council's website in July last year.
- 5.9. In parallel with considering feedback to the Issues Paper, a range of evidence has been collated over the past year or so to inform the drafting of SADPD policies and proposals. This evidence base would be published alongside the draft Plan. A full list of these documents is set out in Appendix 8 to this report. They are all available to view on-line at <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>.

They include:

- **Local Service Centre Spatial Distribution Disaggregation Report**, which identifies an appropriate spatial distribution of development to individual Local Service Centres, disaggregating the headline figures for employment land and housing provision for LSCs as a whole in the LPS. This considers the socio-economic characteristics of these villages alongside their constraints (e.g. Green Belt and landscape designations) and opportunities (e.g. availability of sites to address development needs). The report also addresses the apportionment of safeguarded land to the LSCs in the northern part of the borough.
- **24 settlement reports**, one for each Principal Town, Key Service Centre and Local Service Centre, explaining:
  - why particular sites have been selected as development allocations or as safeguarded land;
  - how town centre frontages and boundaries, and smaller retail areas have been defined; and

- how settlement boundaries have been updated, reflecting, for example, new development or permissions for schemes on the edge of settlements
- **Playing Pitch Strategy and Indoor Facilities Strategy**, approved and published last year to support the implementation of planning policies for sport and recreation
- **Strategic Green Gap Boundary Definition Report**, establishing a detailed boundary around the broad areas designated as strategic green gap in the LPS, to maintain the separation and identity of Crewe and its surrounding settlements
- **Ecological Network Mapping**, to understand how new development can contribute more effectively towards the borough's ecological network in line with national policy
- **Settlement and Infill Boundary Review**, which sets out and applies a methodology to determine which smaller villages within the rural area should be identified as 'infill villages', and determine the position of the infill boundary around them
- **Landscape Character Assessment**, which aims to ensure that decisions take into account the particular roles and character of different areas and recognise the intrinsic character and beauty of the countryside
- **Local Landscape Designation Review**, providing robust and up to date evidence to protect the borough's highest quality locally valued landscapes
- **Heritage Impact Assessments**, to ensure there is a proper understanding of how the development of sites may affect heritage assets and to identify mitigation measures to acceptably reduce any impacts
- **Gypsy and Traveller Accommodation Assessment (GTAA)**, providing up to date evidence of the need for permanent and transit pitches and Travelling Showpersons plots, taking into account the Government's updated national policy in 2015 which included a change to the definition of Gypsies and Travellers for planning purposes.
- **Gypsy and Traveller Site Selection Report**, providing the rationale for the selection of proposed Gypsy and Traveller sites.
- **Housing Technical Standards Report**, providing evidence to help determine whether there is a case to introduce, and apply, additional accessibility and internal space standards for housing developments.
- **Retail Study Update**, providing up to date evidence about the need for further retail floorspace provision.

- **Retail Impact Threshold Report**, which sets local size thresholds for triggering the requirement for an impact test in cases where additional retail and other town centre floorspace is proposed on land outside of a town centre.
- **Green Space Strategy Update**, supporting policies that seek to protect and enhance green space provision through new development.
- **Sustainability Appraisal** (also attached as Appendix 2), which builds upon the SA Scoping Report developed at the Issues Paper stage. It considers the performance of the policies and proposals in the SADPD against sustainability objectives, and reasonable alternatives. The preparation of a Sustainability Appraisal is a legal requirement and incorporates the requirements of the EU Directive on environmental impacts assessment. It also incorporates health impact assessment, rural proofing and equalities impact assessment.
- **Habitats Regulations Assessment** (also attached as Appendix 3), which is a statutory assessment of the Plan in terms of its potential impact on designated European sites. This work takes into account a recent, significant legal ruling in the Court of Justice of the European Union<sup>1</sup>.

5.10. The LPS (paragraph 12.67) says that sites for Gypsies and Travellers and Travelling Showpeople will be allocated in the SADPD. Three site allocations are proposed in the draft Plan which would address part of the accommodation needs identified in the GTAA. An exhaustive search for potential sites has been carried out. *The Gypsy, Traveller and Travelling Showpeople Site Selection Report* [FD 14] published in the SADPD document library sets out the steps that have been taken towards looking for and establishing a list of sites that can be then assessed in terms of their suitability and availability. No sites were submitted for these uses through the 'call for sites' process that took place alongside the Issues Paper last year. Generally, the list of sites that have been collated do not perform particularly well in terms of their planning suitability. Most are located in the open countryside and services and facilities are not readily accessible to them by foot, cycle or public transport.

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<sup>1</sup> *People Over Wind and Sweetman v Coillte Teoranta* (C-323/17). This ruling, published on 13<sup>th</sup> April 2018, clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment "screening stage" when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.

5.11. The three proposed site allocations in the draft Plan are:

- Site G&T 1 Land east of Railway Cottages, Nantwich for six permanent residential Gypsy and Traveller pitches
- Site G&T 2 Land at Coppenhall Moss, Crewe for seven permanent residential Gypsy and Traveller pitches;
- Site TS1 Lorry park, off Mobberley Road, Knutsford for three Travelling Showperson plots

It is considered that the proposed allocation of these sites, for the purposes of public consultation, can be supported in the light of the findings of their assessment against a range of relevant planning considerations, as set out in the Site Selection Report. National policy in *Policy for traveller sites* makes it clear that sustainability should not only be considered in terms of transport modes and access to services, that other factors such as economic and social considerations are also important. Although these sites alone only go a limited way towards addressing the identified accommodation needs in the GTAA, it was not considered justified, at the present time, to propose any other sites as allocations in the light of the findings of their assessment. With this in mind it is recommended that a further call for sites exercise be carried out alongside consultation on the draft Plan. This will assist in ensuring that every reasonable effort has been made to identify other sites that may prove to be more suitable. It is also important to highlight that at the base date used for the GTAA (May 2017), two sites with planning permission automatically contributed towards future accommodation supply. These were the Three Oaks Caravan Park site, Booth Lane, Moston (for 24 permanent residential Gypsy and Traveller pitches) and the Cledford Hall site, Cledford Lane, Middlewich (for 9 Gypsy and Traveller transit pitches and a wardens' pitch). Both permissions expired earlier this year.

5.12. For most local plans, if not all, circumstances will change during the course of their preparation. This is true of the SADPD and it will need to respond to these changes, as appropriate, as it advances through the plan-making process. The changing housing supply position arising from ongoing annual housing monitoring will need to be taken into account. The first draft of the SADPD is based on the housing supply position as at 31<sup>st</sup> March 2017. Clearly this supply position will change as subsequent annual housing monitoring updates are published. Indeed, by the time the SADPD is examined there may have been two further annual updates. Further planning permissions will contribute towards Local Plan housing requirements and may reduce the need to allocate additional sites. In fact this situation has already been anticipated to some degree. For example it

could appear, on first inspection, that the draft SADPD is not planning to meet the full 3,500 homes figure<sup>2</sup> for Local Service Centres established through the LPS. However, it is known that further planning permissions have been granted since 31 March 2017 which will address this. The approach has therefore been to avoid, as far as possible, providing additional allocations that will need to be removed from the Plan at a later stage in the light of updated housing monitoring information.

- 5.13. A second change in circumstances has been the publication of a revised National Planning Policy Framework and supporting Planning Practice Guidance on July 24th when the drafting of policies and proposals was largely complete. Any further implications arising from this updated national policy and guidance, and from further national guidance expected to be published later this year, will be addressed in the next draft of the Plan. However, it is important to bear in mind that the SADPD is being prepared in the context of the strategic policies in the LPS.
- 5.14. The Plan will therefore continue to be updated and shaped in the light of new national planning policy and guidance, the consideration of consultation responses, updated housing and other monitoring information, further evidence, and any other relevant changes in circumstances. The full drafting of some policies has not been possible at this stage because work is ongoing on the evidence base that will inform them. These include policies on housing mix and aircraft noise. There is also no further policy in the draft Plan regarding Jodrell Bank. This will be the subject of further discussions with the University of Manchester which will continue to explore whether a supplementary planning document may be a more appropriate mechanism to provide additional guidance, particularly in the light of its nomination for UNESCO World Heritage Site status.

## 6. Implications of the Recommendations

### 6.1. Legal Implications

- 6.1.1. In accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'), the Council has a statutory duty to prepare planning policies and maintain an up-to-date development plan.
- 6.1.2. Secondary legislation relating to the preparation of development plan documents is set out in the Town and Country Planning (Local Planning)

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<sup>2</sup> It should be noted that the figures for settlements, and for the LSCs as a whole, are expressed in LPS policy PG7 as 'in the order of'

(England) Regulations 2012. The proposed consultation will be carried out in the stage of the plan-making process governed by Regulation 18. Regulation 18 requires councils to consult particular bodies and groups on the scope of the Plan, and to take account of representations.

6.1.3. In preparing a local plan, local planning authorities have to comply with the statutory duty to co-operate and carry out engagement throughout the plan making process in accordance with its Statement of Community Involvement.

6.1.4. The development of the draft SADPD has taken proper account of the legal requirements associated with Sustainability Appraisal and the Habitats Regulations.

## 6.2. Finance Implications

6.2.1. The preparation of the draft Plan, including public consultation on it, is resourced through the existing Spatial Planning budget. The particular resources involved in carrying out public consultation comprise officer time, up to around £500 in printing costs and up to around £250 to pay for any venues required for consultation events, although if council buildings can be utilised the latter cost will fall away.

## 6.3. Policy Implications

6.3.1. The Local Plan is a key policy document, central to the achievement of sustainable development in Cheshire East.

## 6.4. Equality Implications

6.4.1. The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “relevant protected characteristic” and persons who do not share it; foster good relations between persons who share a “relevant protected characteristic” and persons who do not share it.

6.4.2. An Equality Impact Assessment is incorporated into the Sustainability Appraisal of the SADPD.

## 6.5. Human Resources Implications

6.5.1. There are no new implications.

**6.6. Risk Management Implications**

6.6.1. A draft Plan at this Regulation 18 stage carries less risk, but nevertheless it has been prepared taking into account the need to demonstrate the Plan's legal compliance and soundness at examination.

**6.7. Rural Communities Implications**

6.7.1. The Local Plan has implications for rural communities across a range of policies. The draft Plan has been informed by rural proofing as part of an integrated Sustainability Appraisal.

**6.8. Implications for Children & Young People**

6.8.1. There are a wide range of draft SADPD policies that aim to protect and enhance the health and well-being of children and young people.

**6.9. Public Health Implications**

6.9.1. There are a wide range of draft SADPD policies that aim to support active and healthy lifestyles. These include promoting prosperity, meeting housing needs, protecting and providing open space and recreation facilities and encouraging walking and cycling. A Health Impact Assessment is incorporated into the Sustainability Appraisal of the SADPD.

**7. Ward Members Affected**

7.1. All Ward Members are affected.

**8. Consultation & Engagement**

8.1. The report seeks approval to carry out public consultation, building on the significant consultation and engagement that has already taken place in developing the draft SADPD.

**9. Access to Information**

9.1. The proposed consultation documents are appended to this report. They can also be viewed online, along with the range of supporting documents, listed in Appendix 8, at <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/evidence>.

## 10. Contact Information

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

Name: Jeremy Owens

Job Title: Development Planning Manager

Email: [jeremy.owens@cheshireeast.gov.uk](mailto:jeremy.owens@cheshireeast.gov.uk)

or

Name: Adrian Fisher

Job Title: Head of Planning Strategy

Email: [adrian.fisher@cheshireeast.gov.uk](mailto:adrian.fisher@cheshireeast.gov.uk)

### Appendix 1 First Draft Site Allocations and Development Policies Document

This is included in the papers for this meeting as a separately bound document.

### Appendix 2 Sustainability Appraisal

This is included in the papers for this meeting as a separately bound document.

### Appendix 3 Habitats Regulations Assessment

This is included in the papers for this meeting as a separately bound document.

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## Appendix 4 Summary of main proposals affecting settlements

Settlement	Tier in the settlement hierarchy	Key proposals <i>(NOTE – this table does not provide an exhaustive list of policies and proposals relevant to individual settlements.)</i>
Macclesfield	Principal town	<ul style="list-style-type: none"> <li>• No additional site allocations proposed</li> <li>• Employment allocation brought forward from Macclesfield Borough Local Plan (Site EMP2.4 ‘Hurdsfield Road’)</li> <li>• Town centre - updated primary and secondary shopping frontages, primary shopping area and town centre boundary</li> <li>• Specific policy to support the future vitality and viability of Macclesfield town centre (Policy RET 11)</li> <li>• Updated settlement boundary</li> </ul>
Crewe	Principal town	<ul style="list-style-type: none"> <li>• Two further site allocations proposed to support investment in, and expansion of, key local employers <ul style="list-style-type: none"> <li>○ Site CRE 1 Land at Bentley Motors for employment purposes to support further investment in design, research and development, engineering and production; and</li> <li>○ Site CRE 2 Land off Gresty Road for B1 and B8 employment development (to support further investment by Morning Foods on land adjacent to their existing site)</li> </ul> </li> <li>• Other employment allocations brought forward from Crewe and Nantwich Borough Local Plan (Site EMP2.1 ‘Western Interchange’; Site EMP 2.2 ‘Meadow Bridge’; Site EMP 2.3 ‘Land East of University Way’)</li> <li>• Town centre - updated primary and secondary shopping frontages, primary shopping area and town centre boundary</li> <li>• Specific policy to support the future vitality and viability of Crewe town centre (Policy RET 10)</li> <li>• Updated settlement boundary</li> <li>• Strategic Green Gap detailed boundary defined</li> </ul>
Alsager	Key Service Centre (KSC)	<ul style="list-style-type: none"> <li>• No further site allocations proposed</li> <li>• Town centre - new primary and secondary shopping frontages, updated primary shopping area, town centre boundary and new local urban centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Congleton	KSC	<ul style="list-style-type: none"> <li>• No further housing allocations proposed</li> <li>• Proposed employment site allocation - Site CNG 1 Land off Alexandria Way (1.4 ha) for employment</li> </ul>

		<p>development</p> <ul style="list-style-type: none"> <li>• Town centre - new primary and secondary shopping frontages, updated primary shopping area and town centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Handforth	KSC	<ul style="list-style-type: none"> <li>• No additional site allocations proposed</li> <li>• Employment allocations brought forward from Macclesfield Borough Local Plan (Site EMP2.5 '61MU, Handforth'; Site EMP2.6 'Land rear of Handforth Dean Retail Park')</li> <li>• Retail centre - updated primary and secondary shopping frontages, primary shopping area and centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Knutsford	KSC	<ul style="list-style-type: none"> <li>• One further site allocation proposed: <ul style="list-style-type: none"> <li>○ Site TS 1 Lorry park, off Mobberley Road, Knutsford for three Travelling Showperson plots</li> </ul> </li> <li>• Town centre - updated primary and secondary shopping frontages, primary shopping area and centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Middlewich	KSC	<ul style="list-style-type: none"> <li>• Two further site allocations proposed: <ul style="list-style-type: none"> <li>○ Site MID 1 Land off St. Ann's Road residential-led, mixed use development including around 70 homes and town centre uses; and</li> <li>○ Site MID 2 East and west of Croxton Lane Land for around 50 new homes</li> </ul> </li> <li>• Employment allocation brought forward from Congleton Borough Local Plan (Site EMP2.7 'New Farm, Middlewich')</li> <li>• Town centre - new primary and secondary shopping frontages, updated primary shopping area and centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Nantwich	KSC	<ul style="list-style-type: none"> <li>• No further allocations proposed</li> <li>• Town centre - updated primary and secondary shopping frontages, primary shopping area and centre boundary</li> <li>• Updated settlement boundary</li> </ul>
Poynton	KSC	<ul style="list-style-type: none"> <li>• Four further site allocations proposed: <ul style="list-style-type: none"> <li>○ Site PYT 1 Poynton Sports Club for around 80 new homes</li> <li>○ Site PYT 2 Land north of Glastonbury Drive</li> </ul> </li> </ul>

		<p>for sports and leisure development (10 ha) (to enable the relocation of Poynton Sports Club and development of Site PYT1)</p> <ul style="list-style-type: none"> <li>○ Site PYT 3 Land at Poynton High School for around 25 new homes</li> <li>○ Site PYT 4 Former Vernon Infants School for around 50 new homes</li> </ul> <ul style="list-style-type: none"> <li>● Town centre - new primary and secondary shopping frontages, updated primary shopping area and centre boundary</li> <li>● Updated settlement boundary</li> </ul>
Sandbach	KSC	<ul style="list-style-type: none"> <li>● No further site allocations proposed</li> <li>● Town centre - new primary and secondary shopping frontages, updated primary shopping area and centre boundary</li> <li>● Updated settlement boundary</li> </ul>
Wilmslow	KSC	<ul style="list-style-type: none"> <li>● No further site allocations proposed</li> <li>● Town centre - updated primary and secondary shopping frontages, primary shopping area and centre boundary</li> <li>● Updated settlement boundary</li> </ul>
Alderley Edge	Local Service Centre (LSC)	<ul style="list-style-type: none"> <li>● Two site allocations proposed: <ul style="list-style-type: none"> <li>○ Site ALD 1 Land adjacent to Jenny Heyes for around 10 new homes</li> <li>○ Site ALD 2 Ryleys Farm, north of Chelford Road for around 75 new homes</li> </ul> </li> <li>● Two areas of safeguarded land proposed: <ul style="list-style-type: none"> <li>○ Site ALD 3 - Ryleys Farm ( 2ha)</li> <li>○ Site ALD 4 - Land at Horseshoe Lane (0.75ha)</li> </ul> </li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Audlem	LSC	<ul style="list-style-type: none"> <li>● Two site allocations proposed: <ul style="list-style-type: none"> <li>○ Site AUD 1 Land south of Birds Nest for around 20 new homes</li> <li>○ Site AUD 2 East View for around 22 new homes.</li> </ul> </li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Bollington	LSC	<ul style="list-style-type: none"> <li>● Four site allocations proposed: <ul style="list-style-type: none"> <li>○ Site BOL 1 Land at Henshall Road for around 40 new homes.</li> <li>○ Site BOL 2 Land at Greg Avenue/Ashbrook Road for around 15 new homes</li> <li>○ Site BOL 3 Land at Oak Lane/Greenfield Road</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>for around 9 new homes               <ul style="list-style-type: none"> <li>○ Site BOL 4 Land to the east of 41a Shrigley Road for around 15 new homes</li> </ul> </li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Bunbury	LSC	<ul style="list-style-type: none"> <li>● No site allocations proposed</li> <li>● No Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Chelford	LSC	<ul style="list-style-type: none"> <li>● One site allocation proposed               <ul style="list-style-type: none"> <li>○ Site CFD 1 Land off Knutsford Road for around 25 new homes</li> </ul> </li> <li>● One area of safeguarded land proposed:               <ul style="list-style-type: none"> <li>○ CFD 2 - Land east of Chelford Railway Station (7.8 ha)</li> </ul> </li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Disley	LSC	<ul style="list-style-type: none"> <li>● One site allocation proposed               <ul style="list-style-type: none"> <li>○ Site DIS 1 Greystones allotments for around 11 new homes</li> </ul> </li> <li>● One area of safeguarded land proposed:               <ul style="list-style-type: none"> <li>○ Safeguarded land 2 - Cloughside Farm (3.5ha)</li> </ul> </li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Goostrey	LSC	<ul style="list-style-type: none"> <li>● No site allocations proposed</li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Haslington	LSC	<ul style="list-style-type: none"> <li>● No site allocations proposed</li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Holmes Chapel	LSC	<ul style="list-style-type: none"> <li>● New employment site allocation proposed:               <ul style="list-style-type: none"> <li>○ Site HCH 1 Land east of London Road for employment development (6ha)</li> </ul> </li> <li>● Employment allocation brought forward from Congleton Borough Local Plan (Site EMP2.8 'Land west of Manor Lane')</li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Mobberley	LSC	<ul style="list-style-type: none"> <li>● No site allocations proposed</li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>
Prestbury	LSC	<ul style="list-style-type: none"> <li>● Two site allocations proposed:</li> </ul>

		<ul style="list-style-type: none"> <li>○ Site PRE 1 Land south of cricket ground for around 20 new homes</li> <li>○ Site PRE 2 Land south of Prestbury Lane for around 30 new homes</li> <li>● One area of safeguarded land proposed: <ul style="list-style-type: none"> <li>○ PRE 3 - Land south of Prestbury Lane ( 0.93 ha)</li> </ul> </li> <li>● Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>		
Shavington	LSC	<ul style="list-style-type: none"> <li>● No site allocations proposed</li> <li>● No Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>		
Wrenbury	LSC	<ul style="list-style-type: none"> <li>● No site allocations proposed</li> <li>● No Local (retail) centre boundary defined</li> <li>● Updated settlement boundary</li> </ul>		
Smaller rural settlements	Other Settlements and the Rural Areas (OSRA)	<p>The following smaller rural settlements are proposed as ‘infill’ villages with an infill boundary (see Policy 10 and <i>Draft Settlement and infill boundaries review</i> [FD 06] in the SADPD document library)</p> <ul style="list-style-type: none"> <li>● Acton</li> <li>● Adlington</li> <li>● Arclid</li> <li>● Ashley</li> <li>● Astbury</li> </ul>	<ul style="list-style-type: none"> <li>● Aston</li> <li>● Brereton Green</li> <li>● Cranage</li> <li>● Eaton</li> <li>● Gawsworth</li> <li>● Hassall Green</li> <li>● Henbury</li> <li>● High Legh</li> <li>● Higher Hurdsfield</li> <li>● Higher Poynton</li> <li>● Hough</li> <li>● Langley</li> <li>● Lawtongate and Lawton Heath</li> <li>● Lyme Green</li> </ul>	<ul style="list-style-type: none"> <li>● Mount Pleasant</li> <li>● Mow Cop</li> <li>● Over Peover</li> <li>● Pickmere</li> <li>● Plumley</li> <li>● Rainow</li> <li>● Rode Heath</li> <li>● Scholar Green</li> <li>● Styal</li> <li>● Sutton</li> <li>● The Bank</li> <li>● Weston</li> <li>● Winterley</li> <li>● Wybunbury</li> <li>● Wychwood Park</li> <li>● Wychwood Village</li> </ul>
Various locations	KSC and OSRA	<ul style="list-style-type: none"> <li>● Three site allocations proposed for Traveller accommodation: <ul style="list-style-type: none"> <li>○ Site G&amp;T 1 Land east of Railway Cottages, Nantwich for six permanent residential Gypsy and Traveller pitches</li> <li>○ Site G&amp;T 2 Land at Coppenhall Moss, Crewe for seven permanent residential Gypsy and Traveller pitches</li> <li>○ Site TS 1 Lorry park, off Mobberley Road, Knutsford for three Travelling Showperson plots</li> </ul> </li> </ul>		

Appendix 5 List of draft policies

**Chapter 2 Planning for growth**

Policy PG 8	Spatial distribution of development: local service centres
Policy PG 9	Settlement boundaries
Policy PG 10	Infill villages in the open countryside
Policy PG 11	Green Belt boundaries
Policy PG 12	Safeguarded land boundaries
Policy PG 13	Strategic green gaps boundaries
Policy PG 14	Local green gaps

**Chapter 3 General requirements**

Policy GEN 1	Design principles
Policy GEN 2	Security at crowded places
Policy GEN 3	Advertisements
Policy GEN 4	The recovery of infrastructure costs and deferred planning obligations
Policy GEN 5	Adopted policies map

**Chapter 4 Natural environment, climate change and resources**

Policy ENV 1	Ecological network
Policy ENV 2	Ecological implementation
Policy ENV 3	Landscape character
Policy ENV 4	River corridors
Policy ENV 5	Landscaping
Policy ENV 6	Trees, hedgerows and woodland implementation
Policy ENV 7	Climate change mitigation and adaptation
Policy ENV 8	District heating network priority areas
Policy ENV 9	Wind energy
Policy ENV 10	Solar energy
Policy ENV 11	Proposals for battery energy storage systems
Policy ENV 12	Air quality

Policy ENV 13	Aircraft noise
Policy ENV 14	Light pollution
Policy ENV 15	Surface water management and flood risk
Policy ENV 16	Protecting water resources

**Chapter 5 The historic environment**

Policy HER 1	Heritage assets
Policy HER 2	Designated heritage assets
Policy HER 3	Non-designated heritage assets
Policy HER 4	Conservation areas
Policy HER 5	Listed buildings
Policy HER 6	Historic parks and gardens
Policy HER 7	World heritage site
Policy HER 8	Archaeology
Policy HER 9	Enabling development

**Chapter 6 Rural issues**

Policy RUR 1	New buildings for agriculture and forestry
Policy RUR 2	Farm diversification
Policy RUR 3	Agricultural and forestry workers dwellings
Policy RUR 4	Essential rural worker occupancy conditions
Policy RUR 5	Best and most versatile agricultural land
Policy RUR 6	Outdoor sport, leisure and recreation in the open countryside and Green Belt
Policy RUR 7	Equestrian development
Policy RUR 8	Visitor accommodation
Policy RUR 9	Caravan and camping sites
Policy RUR 10	Employment development in the open countryside
Policy RUR 11	Extensions and alterations to buildings in the open countryside and Green Belt
Policy RUR 12	Residential curtilages in the open countryside and Green Belt
Policy RUR 13	Replacement buildings in the open countryside and Green Belt

Policy RUR 14 Re-use of rural buildings for residential use

**Chapter 7 Employment and economy**

Policy EMP 1 Strategic employment areas

Policy EMP 2 Employment allocations

**Chapter 8 Housing**

Policy HOU 1 Housing mix

Policy HOU 2 Specialist housing provision

Policy HOU 3 Self and custom build dwellings

Policy HOU 4 Houses in multiple occupation

Policy HOU 5 Gypsy, Traveller and Travelling Showpersons provision

Policy HOU 6 Optional technical standards

Policy HOU 7 Subdivision of dwellings

Policy HOU 8 Backland development

Policy HOU 9 Extensions and alterations

Policy HOU 10 Amenity

Policy HOU 11 Residential standards

Policy HOU 12 Housing density

Policy HOU 13 Housing delivery

Policy HOU 14 Small sites

**Chapter 9 Town centres and retail**

Policy RET 1 Retail hierarchy

Policy RET 2 Planning for retail needs

Policy RET 3 Sequential and impact tests

Policy RET 4 Shop fronts and security

Policy RET 5 Restaurants, cafés, pubs and hot food takeaways

Policy RET 6 Neighbourhood parades of shops

Policy RET 7 Ensuring the vitality of town and retail centres

Policy RET 8 Residential accommodation in the town centre

Policy RET 9 Environmental improvements, public realm and design in town centres

Policy RET 10 Crewe town centre

Policy RET 11 Macclesfield town centre

**Chapter 10 Transport and infrastructure**

Policy INF 1 Cycleways, bridleways and footpaths

Policy INF 2 Public car parks

Policy INF 3 Highway safety and access

Policy INF 4 Manchester Airport

Policy INF 5 Aerodrome safeguarding

Policy INF 6 Airport public safety zone

Policy INF 7 Airport car parking

Policy INF 8 Protection of land and routes for proposed infrastructure

Policy INF 9 Hazardous installations

Policy INF 10 Telecommunications infrastructure

Policy INF 11 Utilities

Policy INF 12 Canals and mooring facilities

**Chapter 11 Recreation and community facilities**

Policy REC 1 Green / open space protection

Policy REC 2 Indoor sport and recreation implementation

Policy REC 3 Green space implementation

Policy REC 4 Day nurseries

Policy REC 5 Community facilities

**Chapter 12 Site allocations**

Site CRE 1 Land at Bentley Motors, Crewe

Site CRE 2 Land off Gresty Road, Crewe

Site CNG 1 Land off Alexandria Way, Congleton

Site MID 1 Land off St. Ann's Road, Middlewich

Site MID 2 East and west of Croxton Lane, Middlewich

Site PYT 1	Poynton Sports Club
Site PYT 2	Land north of Glastonbury Drive, Poynton
Site PYT 3	Land at Poynton High School
Site PYT 4	Former Vernon Infants School, Poynton
Site ALD 1	Land adjacent to Jenny Heyes, Alderley Edge
Site ALD 2	Ryleys Farm, north of Chelford Road, Alderley Edge
Site AUD 1	Land south of Birds Nest, Audlem
Site AUD 2	East View, Audlem
Site BOL 1	Land at Henshall Road, Bollington
Site BOL 2	Land at Greg Avenue / Ashbrook Road, Bollington
Site BOL 3	Land at Oak Lane / Greenfield Road, Bollington
Site BOL 4	Land to the east of 41a Shrigley Road, Bollington
Site CFD 1	Land off Knutsford Road, Chelford
Site DIS 1	Greystones allotments, Disley
Site HCH 1	Land east of London Road, Holmes Chapel
Site PRE 1	Land south of cricket ground, Prestbury
Site PRE 2	Land south of Prestbury Lane, Prestbury
Site G&T 1	Land east of Railway Cottages, Nantwich
Site G&T 2	Land at Coppenhall Moss, Crewe
Site TS 1	Lorry park, off Mobberley Road, Knutsford

**Safeguarded land**

Safeguarded land ALD 3	Ryleys Farm (safeguarded), Alderley Edge
Safeguarded land ALD 4	Land at Horseshoe Lane, Alderley Edge
Safeguarded land CFD 2	Land at east of Chelford Railway Station
Safeguarded land DIS 2	Cloughside Farm, Disley
Safeguarded land PRE 3	Land south of Prestbury Lane (safeguarded) , Prestbury

Appendix 6 – Indicative timetable for the preparation of the SADPD

Stage	Timescale
First draft SADPD (6 weeks consultation)	September/October 2018
Publication draft SADPD (6 weeks consultation)	2 <sup>nd</sup> Quarter 2019 (est)
Public Examination	3 <sup>rd</sup> Quarter 2019 (est)
Proposed modifications (6 weeks consultation)	4 <sup>th</sup> Quarter 2019 (est)
Inspector’s Report	1 <sup>st</sup> Quarter 2020 (est)
Adoption	1 <sup>st</sup> Quarter 2020 (est)

Appendix 7 – Draft Adopted Policies Map (First Draft SADPD version), August 2018

This document, showing the location of proposed allocations and designations arising from the First Draft SADPD, is included in the papers for this meeting as a separately bound document.

An on-line, interactive draft policies map showing the allocations and designations arising from draft SADPD policies will be published alongside the First Draft SADPD.

## Appendix 8 – List of documents published in connection with the First Draft SADPD

- First Draft Site Allocations and Development Policies Document (2018, Cheshire East Council) [FD 01]
- Draft adopted policies map (2018, Cheshire East Council) [FD 02]
- First Draft SADPD Interim Sustainability Appraisal (2018, Cheshire East Council) [FD 03]
- First Draft SADPD Interim Sustainability Appraisal Non-technical Summary (2018, Cheshire East Council) [FD 03a]
- Habitats Regulations Assessment: Site Allocations and Development Policies Document (2018, Cheshire East Council) [FD 04]
- Local Service Centres Spatial Distribution Disaggregation Report (2018, Cheshire East Council) [FD 05]
- Settlement and Infill Boundaries Review (2018, Cheshire East Council) [FD 06]
- Site Selection Methodology Report (2018, Cheshire East Council) [FD 07]
- Strategic Green Gaps Boundary Definition Review (2018, Cheshire East Council) [FD 08]
- Ecological Network for Cheshire East (2017, Total Environment) [FD 09]
- Cheshire East Landscape Character Assessment (2018, LUC) [FD 10]
- Cheshire East Local Landscape Designation Review (2018, LUC) [FD 11]
- Employment Allocations Review (2018, Cheshire East Council) [FD 12]
- Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018, Opinion Research Services) [FD 13]
- Gypsy, Traveller and Travelling Showpeople Site Selection Report (2018, Cheshire East Council) [FD 14]
- Methodology for Development of Aircraft Noise Policy (2018, Jacobs) [FD 15]
- Threshold Policy for Main Town Centres Uses Impact Test: Evidence and Justification Report (2017, WYG) [FD 16]
- Cheshire East Retail Study Update (2018, WYG) [FD 17]

- Green Space Strategy Update (2018, Cheshire East Council) [FD 18]
- Cheshire East Playing Pitch Strategy and Action Plan (2017, Knight, Kavanagh & Page) [FD 19]
- Cheshire East Indoor Built Facilities Strategy (2017, Knight, Kavanagh & Page) [FD 20]
- Alderley Edge Settlement Report (2018, Cheshire East Council) [FD 21]
- Alsager Settlement Report (2018, Cheshire East Council) [FD 22]
- Audlem Settlement Report (2018, Cheshire East Council) [FD 23]
- Bollington Settlement Report (2018, Cheshire East Council) [FD 24]
- Bunbury Settlement Report (2018, Cheshire East Council) [FD 25]
- Chelford Settlement Report (2018, Cheshire East Council) [FD 26]
- Congleton Settlement Report (2018, Cheshire East Council) [FD 27]
- Crewe Settlement Report (2018, Cheshire East Council) [FD 28]
- Disley Settlement Report (2018, Cheshire East Council) [FD 29]
- Goostrey Settlement Report (2018, Cheshire East Council) [FD 30]
- Handforth Settlement Report (2018, Cheshire East Council) [FD 31]
- Haslington Settlement Report (2018, Cheshire East Council) [FD 32]
- Holmes Chapel Settlement Report (2018, Cheshire East Council) [FD 33]
- Knutsford Settlement Report (2018, Cheshire East Council) [FD 34]
- Macclesfield Settlement Report (2018, Cheshire East Council) [FD 35]
- Middlewich Settlement Report (2018, Cheshire East Council) [FD 36]
- Mobberley Settlement Report (2018, Cheshire East Council) [FD 37]
- Nantwich Settlement Report (2018, Cheshire East Council) [FD 38]
- Poynton Settlement Report (2018, Cheshire East Council) [FD 39]
- Prestbury Settlement Report (2018, Cheshire East Council) [FD 40]
- Sandbach Settlement Report (2018, Cheshire East Council) [FD 41]

- Shavington Settlement Report (2018, Cheshire East Council) [FD 42]
- Wilmslow Settlement Report (2018, Cheshire East Council) [FD 43]
- Wrenbury Settlement Report (2018, Cheshire East Council) [FD 44]
- Call for Sites Report (2018, Cheshire East Council) [FD 45]
- Other Settlements and Rural Areas Report (2018, Cheshire East Council) [FD 46]
- The Approach Towards Housing Supply Flexibility (2018, Cheshire East Council) [FD 47]
- Heritage Impact Assessments of Sites in Local Plan Site Selection (2018, Hinchliffe Heritage) [FD 48]
- Housing Optional Technical Standards Report (2018, Cheshire East Council) [FD 49]
- Note on Local Service Centre and Primary and Secondary School Capacity (2018, Cheshire East Council) [FD 50]

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*Working for a brighter future together*

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## **Strategic Planning Board**

**Date of Meeting:** 29 August 2018

**Report Title:** Supplementary Planning Document – The Garden Village at Handforth.

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

**Senior Officer:** Sean Hannaby, Director of Planning & Environment

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### **1. Report Summary**

- 1.1. This report seeks approval to consult on a draft Supplementary Planning Document (SPD) for the Garden Village at Handforth. It will be subject to a six week consultation period alongside the Site Allocations & Development Policies Document and Statement of Community involvement.

### **2. Recommendations**

- 2.1. To consider the draft Garden Village SPD as attached at Appendix 1.
- 2.2. That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the Draft SPD for consultation

### **3. Reasons for Recommendations**

- 3.1. The SPD should be the subject of consultation before it is finalised. The Handforth Garden Village is a large and complex development site – and it is beneficial that guidance is prepared to direct its future development. Consultation and engagement is obligatory when preparing a SPD as set out within the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **4. Other Options Considered**

- 4.1. A Design Guide and Master Plan are a requirement of Local Plan strategy Policy LPS33. Whilst these could be prepared and submitted as part of a

planning application, the preparation of an SPD is the most appropriate means of ensuring the planning guidance applying to the new village receives full and open consideration.

## 5. Background

### Context

5.1. The Local Plan Strategy allocates land East of the A34 in Handforth for the development of a new Village. Referred to as the “North Cheshire Growth Village” in the plan, the new settlement is now referred to as the Garden Village in Handforth – being one of a series of Garden villages recognised nationally by the Government..

5.2. When the LPS was adopted in July 2017 the Site was identified as a Strategic Site under reference ‘Site LPS33 North Cheshire Growth Village, Handforth East’. The allocation states:

*The North Cheshire Growth Village presents an opportunity to deliver a high quality, comprehensively masterplanned new settlement, embodying sustainable development principles and incorporating the highest quality of design to represent an exemplar sustainable community, contributing to the identified housing, employment and infrastructure needs of the borough.” (LPS paragraph 15.395)*

5.3. In addition, in January 2017 the Site was announced by the Government as one of 14 new ‘Garden Villages’ to be created across the UK. The Government’s support to deliver new homes through the creation of new settlements was set out in the National Planning Policy Framework (March 2012) and further supported by the announcement of a new wave of garden villages, towns and cities in the 2016 Budget. The 2016 Budget was accompanied by the Garden Villages, Towns and Cities Prospectus (March 2016) published by the Department for Communities and Local Government which set out the Government’s proposed approach to facilitating the delivery of the new garden villages, towns and cities. The inclusion of the Site in the first tranche of Government-backed new garden villages reflects a clear commitment and expectation that this new settlement will deliver a distinctive and very high-quality place.

### The Structure and purpose of the Document

5.4. The SPD is intended to provide the over-arching guidance for the development of the site. It will need to be supported by a more detailed design code which will flesh out much of the detail necessary to achieve the desired quality.

5.5. The Core Objectives are:

- Establish the Vision and Strategic Objectives as a foundation for the delivery of the Site.
  - Identify the Strategic Requirements which all development proposals must adhere to.
  - Identify the Planning Application Requirements which planning applications must include.
  - Provide a Comprehensive Masterplan to spatially demonstrate how all development proposals must adhere to.
  - Provide a Design Guide to set out the framework for achieving quality design in green infrastructure and built development throughout.
  - Provide a framework which the Council can consistently follow in determining all planning applications on the Site.
- 5.6. Once adopted, although it is not part of the Development Plan, the SPD carries weight in decision making as a Local Development Document.

#### The Challenges & Benefits of the site

- 5.7. The potential challenges of creating this new Garden Village are significant and complex. Some of these constraints and influences are broadly reflected in the 'Site Specific Principles of Development' under Site LPS33 in the LPS. They are also reflected in the Supporting Plans and Technical Studies in Appendix C of this SPD. There is extensive ground contamination requiring remediation and re-profiling; vehicle access points need upgrading and traffic capacity on the strategic highway network (A34 and A555) requires mitigation works.
- 5.8. Natural features (trees, hedgerows and ponds) need to be retained where possible; existing public rights of way need protecting; barriers to pedestrian, cycle and bus routes connections to the local area should also be overcome; important habitats and compensatory habitats for protected species must be designed to support and enhance the biodiversity of the Site; heritage assets (Dairy House Farm and farm outbuildings) must be preserved and refurbished
- 5.9. However development of the site also brings with it a significant opportunity. The concept of a new settlement was first mooted in response to concerns over the impact of sporadic development, disconnected from necessary infrastructure. In contrast, by concentrating development in a single location, it is possible to plan comprehensively for the community's needs. The new settlement provides the economies of scale necessary to plan properly for public transport, education and other community facilities.

- 5.10. Central to this is the garden village ideal. Pioneered over a century ago, garden villages, suburbs and towns balance the provision of homes, employment and infrastructure with a carefully designed environment. Many such settlements are now highly successful and desirable places – and the same ambition for legacy and quality informs the current SPD.

### The proposed Village

- 5.11. The form of the proposed settlement centres on a traditional village High Street. It is proposed that this is anchored at its eastern end by a small existing mound on which a distinctive community feature can be located. Alongside the high street will be the main community facilities – the proposed primary school, a village hall as well as new retail / commercial activity. New Employment areas will mainly be located to the north of this main street.
- 5.12. Aside from this core area it is proposed that the village be developed in the form of a series of character areas and neighbourhoods. Each of these have their own distinctive form and characteristics – and these will be further reinforced by the subsequent design code.
- 5.13. Green Infrastructure is integral to the design concept of the Garden Village. Wrapping around the settlement framework extensive green infrastructure is planned, including corridors that inter-mingle with the residential areas. Wherever possible these will maintain existing trees and other features. In part this act as mitigation for the habitat loss on parts of the site but it will also provide new greenspace amenities such as allotments.
- 5.14. Connectivity is also important to the village concept. By having facilities in an accessible central location it is hoped that the opportunity for local journeys by walking and cycling can be maximised. To improve linkages to Handforth town centre and the railway station it is proposed to replace the existing pedestrian bridge with a more accessible design. This could also act as major 'gateway' feature to the village.
- 5.15. Further afield it is acknowledged that the site is located within a busy transport corridor at the transect of the A34 and A555. Current improvements to the A555 (A6MARR) will be completed before the village comes on stream, but its development will need to be accompanied by a comprehensive package of transport measures.

## 6. Implications of the Recommendations

### 6.1. Legal Implications

6.1.1. Supplementary Planning Documents are guidance which add further detail to the policies in the development plan. They can be used to provide further guidance for 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 development plan. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan.

- The process for preparing Supplementary Planning Documents is similar to a Local Plan document. However, they are not subject to independent examination by the Planning Inspectorate. There are four main stages in their production as follows:
  - Preparation and informal consultation
  - Consultation
  - Consideration of representations and completion of final draft of the SPD
  - Adoption of the Supplementary Planning Documents

6.1.2. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing Supplementary Planning Documents.

#### Strategic Environmental Assessment

6.1.3. Strategic Environmental Assessment involves evaluation of the environmental impacts of a plan or programme. The requirement for SEA is set out in the European Directive 2001/42/EC adopted into UK law as the “Environmental Assessment of Plans or Programmes Regulations 2004”.

6.1.4. The SEA Directive sets out a legal assessment process that must be followed. Often within the planning context, the SEA requirements are met by incorporating it within a Sustainability Appraisal (SA), which is a requirement for Development Plan Documents.

6.1.5. There is no legal requirement for Supplementary Planning Documents to be accompanied by Sustainability Appraisal, and this is reinforced in Planning Practice Guidance (PPG ref: 11-008- 20140306). However, “in exceptional circumstances” there may be a requirement for SPDs to

undertake Strategic Environmental Assessment where it is felt they may have a likely significant effect on the environment that has not been assessed within the SEA/SA of the Local Plan

**6.2. Finance Implications**

6.2.1. The cost associated with consultation can be met by existing budgets – and the SPD will follow the same consultation timescale as the Site Allocations DPD and Statement of Community Involvement. There are efficiencies to be gained by consulting on the SPD at the same time as these other policy documents.

6.2.2. The direct costs are mainly related to officer time with printing and distribution costs estimated at no more than £500.

**6.3. Policy Implications**

6.3.1. The SPD will expand and amplify existing development plan policy.

**6.4. Equality Implications**

6.4.1. The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a “*relevant protected characteristic*” and persons who do not share it; foster good relations between persons who share a “*relevant protected characteristic*” and persons who do not share it.

6.4.2. SPD provides guidance on the creation of a new community. Accordingly it seeks to address the needs of all future residents.

**6.5. Human Resources Implications**

6.5.1. There are no direct implications for human resources

**6.6. Risk Management Implications**

6.6.1. There are no direct implications for risk management

**6.7. Rural Communities Implications**

6.7.1. As the SPD deals with just the planned new settlement there are no implications for rural communities. .

**6.8. Implications for Children & Young People**

6.8.1. The SPD includes guidance on the planned new school for the site. This is centrally positioned so as to maximise its accessibility and role in the new community.

## 6.9. Public Health Implications

6.9.1. There are no direct implications for public health.

## 7. Ward Members Affected

- 7.1. The Site is located within Handforth Ward – but the scale of the new settlement is such that it will have an impact on adjoining areas as well.
- 7.2. Around 70% of the site is owned by Cheshire East Council. The creation of a successful new settlement at Handforth will require leadership and ongoing involvement of Council functions and services over a number of years. In this regard the SPD is but the first step towards the delivery of a new village community.

## 8. Consultation & Engagement

- 8.1. It is proposed that the draft SPD be subject to six weeks consultation to run concurrently with the consultation on the second stage of the Local Plan – the Site Allocations & Development Policies Document. Following this, all comments will be considered and revisions made as appropriate before a final version of the SPD is prepared for approval.

## 9. Access to Information

- 9.1. The Council's website includes a section on [planning guidance](#) and a series of supporting documentation is published in this location to support the SPD. The main Documents are listed in appendix 2

## 10. Contact Information

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

Name: Adrian Fisher

Job Title: Head of Planning Strategy

Email: [adrian.fisher@cheshireeast.gov.uk](mailto:adrian.fisher@cheshireeast.gov.uk)

## APPENDIX 1 - DRAFT SUPPLEMENTARY PLANNING DOCUMENT

(circulated as a separate document with the agenda)

**APPENDIX 2 - Supporting Documentation**

Agricultural Land Classification

Air Quality Assessment

Arboricultural Impact Assessment

Archaeological Desk Based Assessment

Ecology Assessment

Economic and Social Impact Assessment

Energy Efficiency, Renewable Energy and Sustainability Assessment

Existing Uses Plan

Flood Risk Assessment and Drainage Assessment

Framework Travel Plan

Heritage Statement

Landscape and Visual Impact Assessment

Noise and Vibration Constraints Assessment

Ordnance Survey Site Location Plan

Parking Study

Phase 1 Desk Based Ground Conditions Assessment

Sports Need Assessment

Topographical Survey

Transport Assessment

Utilities Statement

These are published on the Council's [website](#)



*Working for a brighter future together*

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## **STRATEGIC PLANNING BOARD**

**Date of Meeting:** 29 August 2018

**Report Title:** Cheshire East Statement of Community Involvement

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

**Senior Officer:** Sean Hannaby, Director of Planning & Environment

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### **1. Report Summary**

- 1.1. This report seeks approval to consult on a revision and update to the Council's Statement of Community Involvement (SCI). The SCI sets out how the Council will engage with stakeholders and the wider public on all of its principal planning functions. It will be subject to a six week consultation period alongside the Site Allocations & Development Policies Document.

### **2. Recommendations**

- 2.1. To consider the draft SCI attached at Appendix 1
- 2.2. That the Housing, Planning and Regeneration Portfolio Holder be recommended to approve the draft SCI for consultation.

### **3. Reasons for Recommendation/s**

- 3.1. The SCI should be the subject of consultation before it is finalised. This will ensure that the standards that the Council adopts have been the subject of public comment and scrutiny

### **4. Other Options Considered**

- 4.1. The Council is obliged to prepare a Statement of Community Involvement under section 18 of the Planning and Compulsory Purchase Act 2004.

## 5. Background

- 5.1. The first SCI for Cheshire East was prepared in the early years of the Council in 2010. Accordingly it is appropriate to review the document and bring it up to date.
- 5.2. Since 2010 the nature of development plans has changed considerably, with the advent of Neighbourhood Planning and the introduction of the NPPF. In addition, the scale and nature of development proposals received by the Council has also changed over the past 8 years, with Cheshire East receiving the second highest number of residential 'major' planning applications of any Council in England.
- 5.3. Over the same period, the nature of personal communication has evolved significantly, with the rise of social media and the widespread availability of smart phones. In turn, there is markedly less reliance on paper based communication and media. Taking all of these factors together, there is a need to revise and update the SCI so it is better suited to current demands and requirements.
- 5.4. The revised document has been slimmed down and simplified – and covers both planning policy and development management functions. It is always open to the Council to do more than is set out in the SCI, but it can never do less. Consequently there may be occasions where it is necessary and appropriate to adopt a more detailed level of engagement where circumstances dictate.
- 5.5. In terms of planning policy there is less reliance on providing paper copies of documents and greater flexibility as to approach through the different stages of plan making. There is also a dedicated section on Neighbourhood planning and the duty to cooperate. This reflects the importance of Neighbourhood Planning within the suite of development plans and its growing role in decision making.
- 5.6. In terms of Development management the principles of the previous SCI remain the same but updates have been made to the legislative background to the publicity afforded on various types of planning applications. Emphasis has been placed on the use of the Council's website to view applications and to signpost the public to the website to monitor any additional information and updates. The current *Publicity on Planning Applications Protocol* will also be updated alongside the SCI and made available on the Council's website.

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

### **6.1. Legal Implications**

6.1.1. The preparation of a Statement of Community Involvement is a requirement of section 18 of the Planning and Compulsory Purchase Act 2004. The Statement should set out the Council's policy as to how people who have an interest in the development in their area can be involved in our principal planning functions.

6.1.2. Section 6 of the Neighbourhood Planning Act 2017 requires Local Planning Authorities to set out in their SCI the policies for giving advice or assistance on proposals for the making, or modification, of Neighbourhood Development Plans.

### **6.2. Finance Implications**

6.2.1. The policies adopted by the Council on Community Involvement can have significant financial implications. Obligations to supply hard copy documents, send letters by post or place public notices in newspapers involve a direct financial cost. Others, such as the placing of site notices involve a cost in staff time and resources. Overall, electronic communication such as email notification, web based consultation and social media have lesser financial implications.

6.2.2. In drawing up appropriate policies for community involvement in planning, the Council needs to balance the cost of each form of engagement with the benefit that it accrues to stakeholders and the public.

### **6.3. Policy Implications**

6.3.1. The SCI prescribes the Council's policies on how it will involve people in its planning processes. These policies involve a combination of mandatory and discretionary activities.

### **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.

6.4.2. Under the Council's public sector equality duty, the authority needs to consider the effect of its policies on members of society with protected characteristics

**6.5. Human Resources Implications**

6.5.1. There are no direct implications for human resources

**6.6. Risk Management Implications**

6.6.1. There are no direct implications for risk management

**6.7. Rural Communities Implications**

6.7.1. The new requirement to include policies on assisting neighbourhood Plans will assist rural communities.

**6.8. Implications for Children & Young People**

6.8.1. There are no direct implications for children and young people.

**6.9. Public Health Implications**

6.9.1. There are no direct implications for public health.

**7. Ward Members Affected**

7.1. All Wards – implications are Borough Wide

**8. Consultation & Engagement**

8.1. It is proposed that the draft SCI be subject to six weeks consultation to run concurrently with the consultation on the second stage of the Local Plan – the Site Allocations & Development Policies Document. Following this, all comments will be considered and revisions made as appropriate before a final version of the SCI is prepared for approval.

**9. Access to Information**

9.1. The Council's website includes the current [SCI](#) as well as our policies for assisting [Neighbourhood Plans](#).

**10. Contact Information**

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

Name: Adrian Fisher

Job Title: Head of Planning Strategy

Email: [adrian.fisher@cheshireeast.gov.uk](mailto:adrian.fisher@cheshireeast.gov.uk)



# Statement of Community Involvement

August 2018

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# 1 Introduction

## Role of Statement of Community Involvement

- 1.1 The Statement of Community Involvement (SCI) sets out how Cheshire East Borough Council intends to involve all sectors of the community in the planning process. It relates to the preparation of planning policy and the determination of planning applications.
- 1.2 The SCI explains how and with whom the Council will consult when carrying out its planning duties. Whilst this document relates only to planning functions it is intended to dovetail with the Council's wider approach to community engagement.

## Status of Document

- 1.3 The Statement of Community Involvement reflects the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004 .
- 1.3 The National Planning Practice Guidance states that:

*Local Authorities have discretion about how they inform communities and other interested parties about planning applications. Article 15 of the Development Management Procedure Order sets out minimum statutory requirements.....In addition, local authorities may set out more detail on how they will consult the community on planning applications in their Statement of Community Involvement, prepared under section 18 of the Planning and Compulsory Purchase Act 2004.*

*Publishing information online in an open data format can help facilitate engagement with the public on planning applications.*

Paragraph: 004 Reference ID: 15-004-20140306

## Revised Statement of Community Involvement

- 1.4 The first Cheshire East Statement of Community Involvement was adopted by the Council in June 2010. This update reflects current statutory requirements and national planning policy and guidance.
- 1.5 It is proposed that the Draft SCI be subject of consultation alongside other planning policy documents in the Autumn of 2018.

## Monitoring and Review of the Statement of Community Involvement

- 1.6 The Council will review its Statement of Community Involvement from time to time in the light of any changes to statutory requirements, national policy or guidance and good practice.

## 2 Community Involvement in Planning

### National Policy

- 2.1 The NPPF stresses the importance of engaging the community in plan making and decision taking:

The Framework states that Local Plans should be

*shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees; [Paragraph 16]*

It also stresses the benefits for development and planning processes that arise from effective engagement:

*Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. [Paragraph 39]*

The Framework also emphasises the role that community involvement can play in securing good design:

*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process [paragraph 124]*

*Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot [Paragraph 128]*

## Local Principles and Linkages with Other Strategies

- 2.2 Cheshire East Borough Council recognises and appreciates the positive contribution that community involvement can have in all aspects and areas of planning. The Statement of Community Involvement explains how the local and wider community (including stakeholders and specific, general and other consultation bodies such as statutory consultees) will be engaged and consulted on planning issues.
- 2.4 To avoid stakeholders suffering from “consultation fatigue”, the Council will use joint consultations on the Local Plan and related documents with other strategies wherever possible.
- 2.5 It is important to consult a broad range of groups during the preparation of each planning policy document and at various stages thereafter. In general terms, key stakeholders include:
- General public – residents and people who undertake business, leisure activities or have a general interest in the area;
  - Town and Parish Councils;
  - Business interests and major landowners including developers and agents;
  - Government departments and statutory bodies;
  - Infrastructure providers;
  - Interest groups - environmental, amenity, community and voluntary groups at a local, regional or national level.
- 2.6 In the production of planning policy documents, the Council will aim to achieve the following:
- Ask for views at an appropriate stage;
  - Provide sufficient information to enable an effective response to any consultation;
  - Provide details of how to respond to any consultation and in what time period;
  - Avoid jargon and include a glossary of terms where required;
  - All comments will be made publicly available and the Council will report on all consultation stages;
  - Publicise any consultation events on the Council’s website and hold them at appropriate locations in the Borough that are accessible with appropriate disabled access.

### 3 Duty to Cooperate

- 3.1 As part of the statutory Duty to Co-operate, neighbouring councils and other relevant organisations must work together across boundaries on strategic planning issues that affect them all. In future such cooperation will be formalised within the forthcoming Statements of Common Ground.
- 3.2 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council will work together on strategic planning issues with the following organisations:

Duty to Co-operate Bodies

- 1. Environment Agency
- 2. English Heritage
- 3. Natural England
- 4. Civil Aviation Authority.
- 5. Homes and Communities Agency
- 6. Clinical Commissioning Groups.
- 7. NHS England
- 8. Office of the Rail Regulator
- 9. Highways Agency
- 10. Integrated Transport Authorities
- 11. Highway Authorities
- 13. Local Enterprise Partnerships
- 14. Neighbouring and other relevant Local Authorities
- 15. The Greater Manchester Combined Authority.

- 3.3 In addition to the above, the Council is required to consult ‘specific’ and ‘general’ consultation bodies and other consultees including the community, business and third sector groups when consulting on planning policy documents. The following list of organisations will be informed of any consultation being undertaken, as appropriate.

Specific Consultation Bodies	General Consultation Bodies
Adjoining Local Authorities (including the Peak District National Park) Other relevant Local Authorities with strategic policy links to Cheshire East e.g. on minerals and waste matters All parish councils within and adjoining the boundary of Cheshire East Cheshire Constabulary The Coal Authority The Environment Agency Historic England Natural England The Secretary of State for Transport Electronic Communications Operators Telephone Operators	Voluntary Bodies Ethnic/Racial/National Groups Religious Groups and Churches Disabled Groups Local Businesses Business Support Agencies  <div style="background-color: #000080; color: white; padding: 2px;"><b>Other Consultees</b></div> Health Agencies Learning Agencies Schools Transport Bodies and Groups Sports Clubs/Bodies Recreation Bodies

Electricity Operators Gas Undertakers Sewage Undertakers Water Undertakers The Homes and Communities Agency Network Rail Highways England Public Health England Electricity and Gas Companies	Infrastructure and Service Providers Design/Townscape/Urban Conservation Bodies Nature Conservation/ Countryside Bodies Environmental Groups Planning Consultants and Agents The Development Industry The Canal & River Trust Other miscellaneous bodies
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## 4 Planning Policy Documents

### The Cheshire East Local Plan

- 4.1 The Cheshire East Local Plan is the principal statutory development plan for the Borough. It comprises three distinct documents – and once adopted each forms the benchmark for planning decision making in the Borough.
- 4.2 The three parts of the Local Plan are
- Cheshire East Local Plan Strategy sets out the overall vision, objectives and strategy for how Cheshire East will develop between 2010 and 2030, including strategic sites. This Plan was adopted in July 2017.
  - Cheshire East Site Allocations and Development Policies Document contains a suite of detailed policies to support the delivery of the Local Plan Strategy alongside more detailed and localised development proposals / site allocations. A Policies Map on an Ordnance Survey base will show proposals, designations and site specific policies. This Plan is currently in production.
  - Cheshire East Minerals & Waste Development Plan Document which will set out policies for dealing with Minerals and Waste and identify specific sites and areas. This Plan is currently in production.

### Area Action Plans

- 4.3 An Area Action Plan is a Development Plan Document that relates to specific areas of significant development or dynamic change.
- 4.4 It is proposed within the 2018 Local development Scheme that an Area Action Plan be prepared for Crewe Railway station and its environs.

### Neighbourhood Plans

- 4.5 A Neighbourhood Plan is a Planning Policy document that sets out policies for the area in question and can be used to influence the shape and form of development that will take place in the Neighbourhood Plan area. A Neighbourhood Plan can also allocate sites for development including land for housing and employment.
- 4.6 There has been a considerable take-up of Neighbourhood Plans across the borough.

### Supplementary Planning Documents

- 4.7 These documents cover a range of issues, both thematic and site specific. They provide more detailed guidance on how Development Plan policies are

to be applied or design guidance for the development of a site or area. Supplementary Planning Documents will be a “material consideration” in the determination of planning applications.

## 5 Planning Policy - Consultation and Engagement

5.1 This section details the process involved in the production of documents contained within the Local Development Framework. The legal requirements for consultation and engagement for the Local Development Framework are set out within the Town and Country Regulations (Local Planning) (England) 2012.

### Development Plan Documents

5.2 The following table sets out a summary of the consultation stages and methods that the Council will use when consulting on a Development Plan Document.

Development Plan Document Stage	Consultation Duration	Consultation Methods
Scoping Consultation (Regulation 18-Town and Country Planning Regulations (Local Planning) 2012)	Minimum of 6 weeks (excluding Bank Holidays)	<ul style="list-style-type: none"> <li>• Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments and;</li> </ul>
Preferred Option Consultation (Regulation 18-Town and Country Planning Regulations (Local Planning) 2012)	Minimum of 6 weeks (excluding Bank Holidays)	<ul style="list-style-type: none"> <li>• Consultation document available on the Council's website and hard copies available at the Council's offices at Macclesfield Town Hall, Westfields in Sandbach and Delamere House in Crewe.and</li> </ul>
Publication version Consultation (Regulation 19/20-Town and Country Planning Regulations (Local Planning) 2012)	6 weeks consultation (including Bank Holidays)	<ul style="list-style-type: none"> <li>• Consultation document will also be available for viewing in Council libraries and;</li> <li>• Inviting representation on the document through press advertisements (publication stage only) and a notice on the Council's website and;</li> <li>• Public &amp; Parish Council consultation events as appropriate.</li> </ul>

5.3 Further Information on the Cheshire East Local Plan can be found on the relevant section of the Council's [website](#).

### Neighbourhood Plans

5.3 Consultation on the early stages of the Neighbourhood Plan preparation is carried out by the Town or Parish Council preparing the Neighbourhood Plan. A Statement has to be submitted along with the draft Plan indicating what consultation has been carried out and how it has informed the preparation of the draft Plan.

- 5.4 Once the Neighbourhood Plan is submitted, the Council is required to consult on the draft Neighbourhood Development Plan as set out below.
- 5.5 Following receipt of the Examiner’s report and before the Neighbourhood Plan can be ‘made’ by the Council, a referendum must be held for the community to approve the Plan in its final form. A simple majority of the votes is required before Cheshire East Council can formally ‘make’ the Plan so that it becomes part of the Development Plan.

Neighbourhood Plan Stage	Consultation Duration	Consultation Methods
Neighbourhood Area Designation consultation	Minimum of 6 weeks (excluding Bank Holidays) Where a neighbourhood area application is coterminous with an existing parish boundary, there is no requirement to consult on the application.	<ul style="list-style-type: none"> <li>• Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments</li> <li>• Consultation document available on the Council’s website and hard copies available at the Council offices and libraries (details above)</li> <li>• Notice on the Council’s website.</li> </ul>
Submission Consultation & Publicity of a plan	6 weeks consultation (including Bank Holidays)	<ul style="list-style-type: none"> <li>• Inviting representation on the document through social media advertisement.</li> </ul>

- 5.6 The Council will publish any decision notices relating to the designation of a Neighbourhood Plan area, as well as all Examiner’s reports on its website.
- 5.7 The Council will also update details of the progress of each Neighbourhood Development Plan (including details of examination or referendum arrangements) on the same section of its website
- 5.8 The website also details the support that the Council is able to provide to Town & Parish Councils undertaking Neighbourhood Plans. The Current support package (January 2018) is set out in Appendix 5 and will be reviewed and updated annually

## Supplementary Planning Documents

- 5.9 When preparing Supplementary Planning Documents (SPD) and other Non-Development Plan planning documents the Council will use the methods to engage with the local community as set out in the table below.
- 5.10 It is generally expected that one stage of consultation will be necessary, since the SPD will expand upon adopted Development Plan policy which has

already been subject to extensive engagement. However, exceptionally, a preliminary consultation may be necessary to scope out the form or content of an SPD.

SPD Stage	Consultation Duration	Consultation Methods
Initial / Scoping consultation (where necessary)	Minimum of 4 weeks (excluding Bank Holidays)	<ul style="list-style-type: none"> <li>• Written/Email consultations with statutory consultees, general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have previously made comments and;</li> </ul>
Draft SPD consultation	6 weeks consultation (including Bank Holidays)	<ul style="list-style-type: none"> <li>• Consultation document available on the Council's website and hard copies available at the Council offices and libraries (details above) and;</li> <li>• Inviting representation on the document through a notice on the Council's website.</li> </ul>

## 6 Planning Applications

- 6.1 Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals. It is led by the Local Planning Authority (LPA), working closely with those proposing developments and other stakeholders. It is undertaken in the spirit of partnership and inclusiveness, and supports the delivery of key priorities and outcomes.
- 6.2 The Council is committed to engaging both individuals and the wider community in the decision making process. The scale and scope of the consultation process will depend on the nature of the application.
- 6.3 No system for publicising planning applications can be totally effective, however extensive. A balance needs to be struck between providing a reasonable opportunity for people to comment on applications, and the cost and speed of decision-making.

### Consultation on planning applications

- 6.4 The Council undertakes appropriate consultation with statutory and other consultees on the majority of applications received. While not exhaustive these are listed within Appendix 3

### Pre-application Advice

- 6.5 The Council strongly encourages applicants to undertake pre-application discussions prior to the submission of planning applications., and/or related applications (e.g. Conservation Area Consent applications, Listed Building Consent applications and Tree Works applications).
- 6.6 Pre-application discussions are critically important and benefit developers, the Council and the wider community in ensuring a better understanding of the existing, and potential, objectives and constraints to a development. In the course of such discussions proposals can be adapted to ensure they better reflect community aspirations. The benefits of such an approach include:
- better quality, more straightforward, applications which can be quickly processed;
  - a means of resolving problems at an early stage;
  - an inclusive and transparent approach to determining applications;
  - better design, and greater opportunity to meet the needs and aspirations of local communities;
  - greater efficiency in both time and resources for both developers and the Council.

- 6.7 For significant or major applications, developers will be encouraged to carry out pre-application consultation with interested local parties and community bodies. This should allow any issues to be addressed early in the planning process, and hopefully prior to the submission of a planning application, to reduce the potential for delay in the decision making process, and improve the quality of applications. The content and method of any pre-application consultation exercise should be agreed with Council planning officers in advance, and a summary of both the methods used and results should normally accompany the submitted planning application. Councillors may be involved in pre-application discussions in accordance with the Council's Code of Conduct Protocol in relation to planning matters.

### Publicity on Applications

- 6.8 Once registered applications will appear on the Council's website. This will include the appropriate application form, plans and supporting information in accordance with the Council's statutory requirements which form Part 1 of the Planning Register.
- 6.9 Article 15 of the Town & Country Planning (Development Management Procedure) Order 2015 sets out the statutory framework for publicity on applications. This requires certain specified types of application to be publicised by way of a site notice and newspaper advertisement and in some cases also by way of notification for adjoining owners or occupiers.
- 6.10 The Council's procedure for publicising applications is contained in the *Publicity for Planning Applications Protocol*. This is available on the Council's website and updated from time to time. A copy of the latest protocol is attached as Appendix 4 for reference however it should be noted that any updates to this Protocol will take precedence over information contained in this document.
- 6.11 Where appropriate and the type of application requires it the timeframe for responding is generally 21 days, unless any notifications specify otherwise. Regardless of how you hear about a proposal, anyone can submit comments on an application (of the required type). Any comments must focus on planning matters and will become 'public documents' as part of the application.
- 6.12 Applications are available to view on the Council [website](#) .

### Making a Decision

- 6.13 Decisions on planning applications are made by either Planning Officers under delegated authority, or by Planning Committee. The Council's scheme of delegation is available on the Council's website.
- 6.14 For delegated applications made by Officers a report will be written summarising the main issues, including comments received and then an assessment of the application will be made. The report and subsequent decision will be made by a Senior Officer.

- 6.15 For committee applications, Planning Officers will prepare a report summarising all the relevant issues, comments received and then an assessment of the application. The report and Officer's recommendation will be published on the Councils website in advance of the meeting.
- 6.16 In both instances consideration is given to all consultation responses, and comments received. However decisions on applications must be made in accordance with the development plan unless material considerations indicate otherwise.
- 6.17 Following the determination of the application the decision is sent to the applicant/agent. The decision notice will also appear on the Council's website which forms Part 2 of the statutory Planning Register.

### Appeals

- 6.18 In circumstances where an application has been refused, or a decision is not made within a specified timeframe, the applicant may choose to appeal. When this happens, an independent Planning Inspector or the Secretary of State will make a final decision. There are associated notification processes for those who commented on the original application including an opportunity for further comments or involvement in the process.

### Information Updates

- 6.19 Appendix 1 sets out contact details for the Development Management service. The Council's website is the primary source for information about planning applications including updated information, when they may be determined and if they are due to go before a committee and when. The link <https://www.cheshireeast.gov.uk/planning/planning.aspx> will take you to the main planning pages for further information and any updates.

## 7 Further Information

- 7.1 Further information on the planning policy process can be obtained by contacting the Spatial Planning Team, as detailed in Appendix 1. Alternatively, the following organisations offer advice and information on all aspects of the planning system and process:
- **Planning Portal** - This is a Government sponsored website setting out the current process and systems of town and country planning. The site can be used to learn about the planning system, the LDF process, and the latest government policy. The site also details how to apply for planning permission, how to find out about development near to where you live or work, and how to appeal against a planning decision ([www.planningportal.gov.uk](http://www.planningportal.gov.uk)).
  - **Ministry of Housing, Communities and Local Government** - The Planning Directorate of the MHCLG is the Government Department that legislates, regulates, and prepares guidance on planning in England and Wales. (<http://www.communities.gov.uk/planningandbuilding/>).
  - **Planning Aid** - Planning Aid is a voluntary service linked to the Royal Town Planning Institute, offering free, independent and professional advice on town planning matters to community groups and individuals who cannot afford to employ a planning consultant. Planning aid is a vital part of the planning system. It enables local communities, particularly those with limited resources, to participate effectively in planning matters. Every effort will be made to seek to ensure that members of the community are aware of the advice and support that may be available from this source ([www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)).

Email: [advice@planningaid.rtpi.org.uk](mailto:advice@planningaid.rtpi.org.uk)

Write to: Planning Aid England  
RTPI  
41 Botolph Lane  
London EC3R 8DL

## Appendix 1: Contact Details / How to Register Interest

Information on the Local Plan and the Local Plan consultation portal can be accessed using the following website link: [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan).

Information on Planning Applications including viewing current applications can be accessed by using the following website link:  
<https://www.cheshireeast.gov.uk/planning/planning.aspx>

### Contact Details:

For all matters relating to the Local Plan and planning policy please contact the Spatial Planning Team:

Telephone: 01270 685893  
E-mail: [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk)  
Letter: Spatial Planning Team, Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

For all matters relating to Neighbourhood Planning, please contact the Neighbourhood Planning Team:

Telephone: 01270 686918  
Email: [neighbourhoods@cheshireeast.gov.uk](mailto:neighbourhoods@cheshireeast.gov.uk)  
Letter: Neighbourhood Planning Team, Westfields, C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

For all matters relating to planning and other applications please contact the Development Management Section:

Telephone: 0300 123 5014  
E-mail: [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk)  
Letter: Development Management, PO Box 606, Municipal Buildings, Crewe CW1 9HP

### Local Plan Consultation Database:

If you wish to be consulted on the Local Development Framework please send your full contact details to the Spatial Planning Team (details above) so that you can be added to the Local Plan consultation database.

## Appendix 2: Planning Policy List of Stakeholders

### Specific Stakeholders

The following organisations will be consulted in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004, as amended in 2008, 2009 and 2010. Please note that this list is not exhaustive and will relate to successor bodies where re-organisations occur:

- Cheshire West & Chester Council
  - Derbyshire County Council
  - Greater Manchester Combined Authority
  - High Peak Borough Council
  - Manchester City Council
  - Newcastle under Lyme Borough Council
  - Peak District National Park Authority
  - Shropshire Council
  - Staffordshire County Council
  - Staffordshire Moorlands Borough Council
  - Stockport MBC
  - Stoke on Trent City Council
  - Trafford MBC
  - Warrington MBC
  - West Midlands Local Enterprise Partnerships
  - East Midlands Local Enterprise Partnerships
  - Town and Parish Councils in the Borough
  - Town and Parish Councils adjacent to the Borough
- 
- Historic England
  - Environment Agency
  - Homes England
  - Natural England
  - The Secretary of State for Transport
  - NHS Clinical Commissioning Groups
  - The Coal Authority
  - Relevant Telecommunications Companies
  - Relevant Electricity and Gas Companies
  - Relevant Sewerage and Water Undertakers

### Government Departments

The Council will consult with the Secretary of State for Housing Communities and Local Government on each Development Plan Document. Other Government departments will be consulted where necessary:

### General Stakeholders

The following are defined as general consultation bodies and will be consulted, as appropriate, in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004, as amended in 2008, 2009 and 2010:

- Voluntary Bodies, some or all of whose activities benefit any part of the Local Authority's area;
- Bodies which represent the interests of different racial, ethnic or national groups in the Local Authority's area;
- Bodies which represent the interests of different religious groups in the Local Authority's area;
- Bodies which represent the interests of disabled persons in the Local Authority's area; and
- Bodies which represent the interests of business people in the Local Authority's area;

### Other Stakeholders

Where necessary, the Council will consult with a wide range of additional agencies and groups. The Council has a planning policy database, which includes a range of stakeholders, individuals, groups and organisations who have requested to be consulted on the preparation of planning policy Documents. A comprehensive list of stakeholders held on our database is available to view on request.

Examples of types of stakeholders include:

- Airport operators
- Highways England
- Landowners
- Fire Authority
- Housebuilders and developers
- Minerals and waste operators and trade associations
- Environmental and amenity groups at local, regional and national Level
- Strategic transport authorities
- National controllers of waterways and navigation authorities

## Appendix 3: Development Management Consultees

**STATUTORY CONSULTTEES** - *These bodies must be consulted if the Council considers that the body would be affected by what is proposed in a planning application. This list is not exhaustive.*

- Brine Compensation Board
- Canal and River Trust
- Civil Aviation Authority
- Individual airports (in their role as Aerodrome Safeguarding Authority)
- Coal Authority
- Department for Digital, Culture, Media & Sport
- Department for Environment, Food & Rural Affairs
- Historic England
- Environment Agency
- Garden History Society
- Health & Safety Executive
- Highways England
- Local Planning Authorities adjoining Cheshire East
- Local Enterprise Partnerships
- Manchester Airport
- Manchester University (Jodrell Bank)
- Natural England
- Network Rail
- Sport England
- Theatres Trust
- Town & Parish Councils
- United Utilities (or other relevant sewerage undertaker)

**NON-STATUTORY CONSULTTEES** - *These bodies may be consulted if the Council considers that the body would be affected by what is proposed in a planning application. This list is not exhaustive.*

- Adlington Civic Society
- Ancient Monuments Society
- Bollin Valley Partnership
- Bollington Civic Society
- Bridgewater Canal
- British Gas Plc
- British Pipeline Agency
- Campaign to Protect Rural England
- Cheshire & Wirral Ornithological Society
- Cheshire Brine Subsidence Compensation Board
- Cheshire Constabulary
- Cheshire Family Practitioner Committee
- Cheshire Fire and Rescue Service
- Cheshire Wildlife Trust
- Civic Trust
- Coal Authority

- Commission for Architecture and the Built Environment
- Council for British Archaeology
- DBERR
- DEFRA
- East Cheshire Ramblers
- Edge Association
- Footpaths Preservation Societies
- Forestry Commission
- Friends of the Earth
- Georgian Group
- Health Protection Agencies/Health Authorities
- Highways England (Northern Region)
- H M Alkali Inspectorate
- Inland Waterways
- Knutsford Civic Society
- Macclesfield Access Group
- Macclesfield Canal Society
- Macclesfield Civic Society
- Manchester Airport - in accordance with agreed criteria
- MANWEB Plc
- Ministry of Defence
- Ministry of Defence (Defence Estates)
- Mersey Basin Campaign
- National Farmers Union
- National Grid
- National Trust
- Network Rail London North Western
- North West Tourist Board
- Parish & Town Councils
- Peak District National Park Authority
- Planning Inspectorate
- Powergen Plc
- Prestbury Amenity Society
- Ramblers Association
- Royal Commission on Historic Monuments
- Royal Society for the Protection of Birds
- Scottish Power
- Society for the Protection of Ancient Buildings
- Sports Council (North West Region)
- Styal Village Association
- Transco
- Twentieth Century Society
- Unipen
- United Utilities
- Victorian Society
- Wilmslow Fire Safety Office
- Wilmslow Trust
- Woodland Trust

## **Appendix 4: Publicity on Planning Applications Protocol (as at September 2018)**

**PUBLICITY FOR PLANNING APPLICATIONS PROTOCOL**

**Statutory Requirements**

Statutory Procedures are set out within the following legislation which establishes the basis for publicity on planning applications:

*The Town and Country Planning (Development Management Procedure) Order 2015.*

<http://www.legislation.gov.uk/uksi/2015/595/contents/made>

*The Planning (Listed Buildings and Conservation Areas) Regulations 1990*

<https://www.legislation.gov.uk/uksi/1990/1519/contents/made>

*Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015*

<https://www.legislation.gov.uk/uksi/2015/1019/schedule-2/contents/made>

Further guidance is also available from the Planning Practice Guidance

<https://www.gov.uk/guidance/consultation-and-pre-decision-matters>

**Current Cheshire East Protocol**

Nature of Development	Statutory Publicity required and consultation timescale	Current Cheshire East protocol
<b>All planning applications</b>		
EIA application accompanied by Environmental Statement	Newspaper advertisement (14 days) <b>and</b> Site notice (21 days)	Newspaper advertisement Site Notice Neighbour notification
Departure from Development Plan	Newspaper advertisement (14 days) <b>and</b> Site notice (21 days)	Newspaper advertisement Site Notice Neighbour notification
Affecting Public Right of Way	Newspaper advertisement (14 days) <b>and</b> Site notice (21 days)	Newspaper advertisement Site Notice Neighbour notification
Major Development	Newspaper advertisement (14 days) <b>and</b> Either Site notice (21 days) <b>or</b> Neighbour notification (21 days)	Newspaper advertisement Site Notice Neighbour notification
Non-Major Development	Site Notice (21 days) <b>Or</b> Neighbour notification (21 days)	Neighbour notification  Site notice (only if no near neighbours)
Discharge of Condition	None	None
<b>Listed Buildings and Conservation Areas</b>		
Listed Building Consent	Newspaper advertisement (21 days)	Newspaper advertisement

(excluding works that are limited to internal works to a Grade-II listed building)	<b>and</b> Site notice (7 days)	Site Notice
Development affecting the setting of listed building	Newspaper advertisement (21 days) <b>and</b> Site notice (7 days)	Newspaper advertisement Site Notice Neighbour notification
Relevant demolition in a Conservation Area	Newspaper advertisement (21 days) <b>and</b> Site notice (7 days)	Newspaper advertisement Site Notice
Discharge of Condition attached to a Listed Building Consent (excluding works to the interior of a Grade-II listed building)	Newspaper advertisement (21 days) <b>and</b> Site notice (7 days)	Newspaper advertisement Site Notice
<b>Prior approvals and prior notifications</b>		
Prior Notification of Demolition of a building	Site Notice must be posted by applicant (21 days from date of notification)	None
Prior Approval for a larger extension to a dwellinghouse	Neighbour notification (21 days)	Neighbour notification
Prior Approval of Agricultural or forestry development (Agricultural/Forestry)	None (If prior approval of details is required applicant must post site notice for 21 days)	None
Prior Approval for change of use (Class C, J, M, N, O, P, PA, Q, R, S, T)*	Site Notice (21 days) <b>or</b> neighbour notification	Site Notice <b>or</b> neighbour notification (depending on location)
Prior Notification for Telecommunication Equipment	<b>Where development is not in accordance with the development plan or would affect a public right of way to which Part 3 of the Wildlife and Countryside Act 1981 applies:</b> Site notice (21 days) <b>and</b> Advertisement in local newspaper.  <b>On sites of 1 hectare or more:</b> Advertisement in local newspaper <b>and</b> Site notice <b>or</b> neighbour notification.  <b>All other development not covered above:</b> Site notice <b>or</b> neighbour notification.	Site Notice Newspaper advertisement          Site Notice Newspaper advertisement          Site Notice <b>or</b> neighbour notification

		(depending on location)
<b>Other applications</b>		
Certificate of Lawful Use/Proposed Use	None	None
Advertisement Consent	None	None
Non-Material Amendment	None	None
Scoping/Screening Opinions	None	None
<b>Trees and Hedgerows</b>		
Applications for Works to Trees Protected by a Tree Preservation Order	Site Notice (21 days) - Where the Council considers that local people might be affected, or that there is likely to be a good deal of public interest - Obligatory in any case where the Council is the applicant.	TPO works applications are placed on weekly list of applications PCs and ward members have 21 days to respond
Notice of works to trees in conservation areas	None	None
Notice of Hedgerow Removals	Notify Parish/Town Council	As for TPO works applications

**Note: Major development** means development involving any one or more of the following:

- 10 or more dwellings (or if numbers of dwellings unknown more than 0.5 hectares)
- creation of building/s where the floor space is 1,000 square metres or more
- development is to be carried out on a site having an area of 1 hectare or more
- mineral working or the use of land for mineral-working deposits;
- all waste related development

**\*Prior Approval Change of Use** publicity requirements apply only to prior approval applications for the following changes of use:

- Class C retail, betting office or pay day loan shop or casino to restaurant or cafe
- Class J retail or betting office or pay day loan shop to assembly and leisure
- Class M retail or betting office or pay day loan shop to dwellinghouses
- Class N specified sui generis to dwellinghouses
- Class O offices to dwellinghouses
- Class P storage or distribution centre to dwellinghouses
- Class PA premises in light industrial use to dwellinghouses
- Class Q agricultural buildings to dwellinghouses
- Class R agricultural buildings to a flexible commercial use
- Class S agricultural buildings to state-funded school or registered nursery
- Class T business, hotels etc to state-funded schools or registered nursery

## **Consultation Methods**

### **Council Website**

Once registered, applications are posted on the Council's website, along with all representations and consultation responses made.

### **Site Notices**

Site notices are normally posted as near as possible to the site, but not necessarily on the site itself, in a prominent position (often making use of lampposts, road signs, street furniture and fences)

For minor developments, site notices will only be used where landowners cannot be identified e.g. where the application site is next to open land or in a rural location.

### **Neighbour notification**

Occupiers of adjacent land or premises most likely to be directly affected by a proposal, which includes adjoining occupiers whose properties have a common boundary with the application site – this can include boundaries located diagonally. In addition, occupiers immediately opposite the site (on the other side of a road) will be notified if they are within 20m.

Such adjacent properties are identified using the submitted application documents and the Council's mapping systems.

### **Newspaper Advertisement (Press Notice)**

The Council will publicise applications by formal advertisement in a local newspaper where it meets the criteria identified above.

### **Amendments to Applications**

Minor amendments to applications under determination are generally made to overcome a particular objection or concern so there is often no need to re-consult. Re-notification of neighbours on minor amendments is left to the Case Officer's discretion.

More significant alterations will require neighbour notification; however, a reduced timescale for a response to re-notification is set (normally between 10-14 days). Parish Councils and relevant statutory consultees will also be re-consulted on any significant alterations.

## **APPENDIX 5 - SUPPORT FOR NEIGHBOURHOOD PLANS (As at September 2018)**

**Cheshire East Council**  
**Neighbourhood Planning Service Level Agreement January 2018**  
**Free Support:**

CEC will provide:

- Two weeks dedicated officer support to write a first version of your plan.

At the end of the two weeks you will have a project plan and an outline draft document to take forward and develop with your community.

The two weeks of time will be continuous, based at Cheshire East Council offices and organised to be appropriate to your circumstances. This support will cover:

1. How to write a plan
2. Managing the project
3. Consultation and engagement
4. Understanding issues and options
5. Establishing an evidence base
6. Drafting policy themes

To access this support you will need to have:

1. An established steering group
2. Appropriate governance arrangements in place
3. A designated neighbourhood area
4. The results of a first consultation with your community

- Open door planning surgeries at Council offices, on a rotating basis around the Borough, each Wednesday
- Advice on the Local Plan Strategy, the Settlement Hierarchy and your local housing needs
- A series of toolkits, guides and resources, alongside advice on their use
- Provision of a Neighbourhood Plan Template
- Access to our national monitoring database of neighbourhood plans
- Suite of background core maps
- Advice on consultation and engagement
- Advice on your draft plan including:
  - The preparation of a Strategic Environmental Assessment (SEA) Screening Report
  - Pre-consultation comments on your draft plan (prior to regulation 14 stage)
- Support through the examination process including timeframes for examination, referendum and adoption stages
- Implementation of any modifications arising through examination of your plan
- Post plan implementation guidance and advice
- Advice on modifying a made neighbourhood plan

**Chargeable Support:**

The Council can also offer more detailed and specialist advice at a cost and can provide:

- Housing Needs Advice Reports (£500)
- Local Character Assessments( minimum of £500)
- Specialist mapping services (£12 per digital map, additional costs for printing)



*Working for a brighter future together*

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## **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

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### **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 27<sup>th</sup> 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:

Name: Adrian Fisher

Job Title: Head of Planning Strategy

Email: [adrian.fisher@cheshireeast.gov.uk](mailto:adrian.fisher@cheshireeast.gov.uk)

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# Cheshire East Local Plan

## Local Development Scheme

**2018 – 2020**

**With effect from 1 October 2018.**

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## 1. Introduction

- 1.1 This is the sixth Local Development Scheme, which sets out a programme and timetable for the preparation of documents for the Cheshire East Local Plan during the period 2018 to 2020.

## 2. The proposed Cheshire East Local Plan

- 2.1 The Local Plan will (together with any Neighbourhood Development Plans that are 'made') be the Development Plan for Cheshire East, and its policies will form the basis for planning decisions in the Borough.

- 2.2 The Local Plan for Cheshire East will consist of four key documents. These are:

- The Local Plan Strategy (adopted July 2017) which identifies the overarching objectives, policies and will identify strategic sites and locations for development;
- The Site Allocations and Development Policies Document which will allocate the remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough; and
- The Minerals and Waste Development Plan Document which will set out policies for dealing with Minerals and Waste and identify specific sites.
- The Crewe Station Hub Area Action Plan which will set out policies and proposals to manage the dynamic change associated with the HS2 hub station at Crewe. Unlike the other three documents which are Borough-wide (outside the National Park) it will only cover a small area in the environs of Crewe Station.

- 2.3 The Local Plan will be supported by a Policies Map which will show how policies will apply across the area.

- 2.4 Supplementary Planning Documents may also be prepared to provide guidance on the implementation of key policies. The Council also intends to introduce the Community Infrastructure Levy set out through a Charging Schedule, developed and implemented through 2016/2017.

- 2.5 Transitional arrangements allow for the policies in the adopted Local Plans of the former constituent Local Authorities to be 'saved' until they are reviewed as part of the Local Plan. Directions were issued by the Secretary of State to 'save' certain policies of the Congleton, Crewe and Nantwich and Macclesfield Local Plans.

- 2.6 The portion of Cheshire East located within the Peak District National Park is governed by the Park Authority's Development Plans & policies.

### 3. Schedule of Development Plan Documents

Title	Description	Geographic Coverage	Key Policy context	Local Plan Preparation (Reg 18)	Publication	Submission	Pre-Examination meeting	Independent Examination	Inspector's Report	Adoption
Local Plan Strategy DPD	Vision, Objectives and strategy for the spatial development of the area, and includes strategic sites and strategic development policies	Cheshire East outside the National Park	NPPF, NPPG and National Planning Policy for Waste	April 2009 to March 2014	March / April 2014	May 2014	July 2014	September 2014 – June 2017	20 June 2017	27 July 2017
Site Allocations and Development Policies DPD	Detailed policies and site allocations	Cheshire East outside the National Park	NPPF, NPPG and the Local Plan Strategy	4 <sup>th</sup> Quarter 2016 to 2 <sup>nd</sup> Quarter 2019	2 <sup>nd</sup> Quarter 2019	3 <sup>rd</sup> Quarter 2019	3 <sup>rd</sup> Quarter 2019	3 <sup>rd</sup> Quarter 2019	1 <sup>st</sup> Quarter 2020	1 <sup>st</sup> Quarter 2020
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 National Park	NPPF, NPPG, Local Plan Strategy, National Planning Policy for Waste, National Waste Management Plan for England	4 <sup>th</sup> Quarter 2016 to 3 <sup>rd</sup> Quarter 2019	3 <sup>rd</sup> Quarter 2019	4 <sup>th</sup> Quarter 2019	4 <sup>th</sup> Quarter 2019	1 <sup>st</sup> Quarter 2020	2 <sup>nd</sup> Quarter 2020	2 <sup>nd</sup> Quarter 2020
Crewe Station Hub Area Action Plan	Policies to manage the development implications of Crewe HS2 station	The Environs of Crewe Station	NPPF, NPPG and the Local Plan Strategy	3 <sup>rd</sup> Quarter 2018 to 3 <sup>rd</sup> Quarter 2019	3 <sup>rd</sup> Quarter 2019	4 <sup>th</sup> Quarter 2019	4 <sup>th</sup> Quarter 2019	1 <sup>st</sup> Quarter 2020	2 <sup>nd</sup> Quarter 2020	2 <sup>nd</sup> Quarter 2020

## Appendix 1 Glossary of Terms

<b>Adoption</b>	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.
<b>Area Action Plan</b>	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
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Development Plan</b>	This comprises all of the Local Plan documents that have been adopted. The development plan is, by law, the starting point for making planning application decisions.
<b>Independent Examination</b>	This is the process by which a Local Plan document is independently assessed by a Planning Inspector. It involves a round table discussion 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 NPPF (positively prepared, justified, effective and consistent with national policy)
<b>Inspector's Report</b>	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.
<b>Local Plan</b>	This is the plan that guides the scale, type and location of development across the borough. It also includes policies to achieve good design, safeguard the environment, promote well-being and achieve economic and housing growth. It is drawn up by the Council, informed by public consultation and scrutinised through independent examination.

<b>Local Plan Preparation (Reg 18)</b>	This stage involves evidence gathering and initial public consultation to obtain feedback on emerging policy options and proposals.
<b>Local Development Scheme (LDS)</b>	A programme setting out the Local Plan documents that the council intends to prepare and when.
<b>National Planning Policy Framework (NPPF)</b>	This is the Government's national planning policy, published in 2012. Local Plan documents should be consistent with national planning policy.
<b>Publication</b>	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.
<b>Submission</b>	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.
<b>Supplementary Planning Document (SPD)</b>	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for 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 development plan.