

CHESHIRE EAST COUNCIL

Cabinet Member for Performance and Capacity

Date of Meeting: 30th January 2012
Report of: Spatial Planning and Housing Manager
Subject/Title: Staffordshire Moorlands District Council Core Strategy
Revised Submission Document and Warrington Borough
Council Core Strategy Pre-Publication Draft
Portfolio Holder: Councillor David Brown

1.0 Report Summary

- 1.1 This report informs the cabinet member about two adjacent local authorities' Core Strategy consultation documents, on which the Council has been consulted as a stakeholder.

2.0 Recommendation

- 2.1 That the Council supports the overall strategy for growth and distribution of developments detailed in the Staffordshire Moorlands District Council Core Strategy Revised Submission Document and Warrington Borough Council Core Strategy Pre-Publication Draft.

3.0 Reasons for Recommendation

- 3.1 The Council supports the proposals/policies considered in the consultation documents.
- 3.2 To fulfil the requirements of the Localism Act with respect to cross-boundary working and consultation.

4.0 Wards Affected

- 4.1 Congleton East, Gawsorth, High Legh and Odd Rode.

5.0 Local Ward Members

- 5.1 Cllrs David Brown, Peter Mason, Andrew Thwaite, Lesley Smetham, Steve Wilkinson, Rhoda Bailey and Andrew Barratt.

6.0 Policy Implications

- 6.1 None

7.0 Financial Implications

7.1 None

8.0 Legal Implications

8.1 Adjoining Local Planning Authorities are required to consult this Council regarding the content of their Development Plan Documents. There are no legal implications for this Council arising from the recommended consultation response.

9.0 Risk Management Implications

9.1 None

10.0 Background and Options

10.1 Staffordshire Moorlands District Council and Warrington Borough Council have published a Core Strategy Revised Submission Document and a Core Strategy Pre-Publication Draft respectively for consultation and have requested comments from Cheshire East Council.

Staffordshire Moorlands District Council Core Strategy Revised Submission Document

10.2 Staffordshire Moorlands shares a boundary with Cheshire East to the south east of the Borough. They are at an advanced stage of producing their Core Strategy, which will determine broadly where future development will take place in the District to 2026. This document contains further revisions to the Core Strategy made in light of new evidence of future housing requirements in the District. The results of previous consultation and representations have also been considered and amendments have been made to the broad areas for housing development in Leek, Biddulph and Cheadle. Amendments to plan policies have also been made to address gaps likely to arise from the abolition of the North West Regional Spatial Strategy. Representations made at this stage will be considered by an independent inspector at examination. Representations must be made between 12th December 2011 and 3rd February 2012.

10.3 The document contains the following core policy headings:

- Spatial Strategy Policies
- Sustainable Development Policies
- Economy and Employment Policies
- Housing Policies
- Town Centre and Retailing Policies
- Design and Conservation Policies
- Sustainable Communities Policies
- Rural Policies
- Natural Environment Policies
- Transport Policies

- 10.4 There have been several cross-boundary influences and issues identified in the document, related to Cheshire East:
- Cross-boundary development pressures, where common understanding and complimentary policy approaches are needed
 - Net in-migration from Congleton and Macclesfield resulting in pressure for housing development in the north of Staffordshire Moorlands
 - North Staffordshire/South Cheshire Green Belt requires a consistent policy approach
 - Proposals for Congleton and Macclesfield town centre have a potential impact on Biddulph and Leek town centres
 - There is a need for a complimentary approach with regards to the rural economy
- 10.5 Staffordshire Moorlands' housing requirement is to be reduced from 6,000 to 5,500 during the plan period 2006-2026 and will be distributed as follows:
- Leek – 1,650 dwellings, the bulk of which will be met within the existing urban area with an allowance of 150 dwellings for small urban extension sites.
 - Biddulph – 1,100 dwellings, the bulk of which will be met in the urban area and on an extension to the urban area west of the bypass (280 dwellings). There is an additional allowance of 100 dwellings for small urban extension sites in the Green Belt to meet any shortfall needed.
 - Cheadle – 1,210 dwellings, the bulk of which is to be met within the urban area and on an extension to the urban area to the north and north east of Cheadle (400 dwellings). There is an additional allowance of 200 dwellings for small urban extension sites in the Green Belt to meet any shortfall needed.
 - Rural areas – 1,540 dwellings
- 10.6 Provision will be made for at least 24ha of additional employment land during the period 2006-2026 and this will be distributed as follows:
- Leek – 7.2ha, which will be met through the expansion of existing employment areas to the south of the town
 - Biddulph – 4.8ha, which will be met through the continued development of the Victoria Business Park
 - Cheadle – 4.8ha, which will be met through the expansion of existing employment areas to the south of the town
 - Rural areas – 7.2ha
- 10.7 The provision of retail is distributed as follows:
- Leek – 3,000m² convenience, 12,000m² comparison (of which 50% is for bulky goods retail)
 - Biddulph – Proposals are contained in the Area Action Plan for Biddulph
 - Cheadle – 2,500m² convenience, 6,000m² comparison (of which 50% is for bulky goods retailing)
- 10.8 It is considered that these policies, broad locations and distributions are unlikely to have any significant adverse effects on Cheshire East.

Warrington Borough Council Core Strategy Pre-Publication Draft Consultation

- 10.9 Warrington Borough Council shares a boundary with Cheshire East to the north west of the Borough. They are at an advanced stage of producing their Core Strategy, which will determine broadly where future development will take place in the District to 2027. Following this consultation the document will be finalised for formal publication and examination in public, where there will be a further opportunity to comment and shape the document. Representations must be made between 12th December 2011 and 20th January 2012.
- 10.10 The document contains the following policy topics:
- Overall spatial strategy
 - Strategic location
 - Strategic opportunity
 - Creating prosperity and vibrancy, which includes employment, the town centre and the visitor economy
 - Strengthening neighbourhoods, which includes housing, providing local services and communities and nurturing health and wellbeing
 - Securing a high quality environment, which includes the natural and historic environment
 - Making the place work, which includes transport, telecommunications, minerals, waste and infrastructure
 - The town centre
 - Inner, north, west, east, Stockton Heath and south Warrington and the countryside
- 10.11 Sufficient land for housing, including conversions of existing buildings, will be provided to accommodate an annual average of 500 dwellings (net of clearance) between April 2006 and March 2027.
- Appleton Cross, Grappenhall Heys, Peel Hall and Pewterspear Green have been identified as strategic locations which could accommodate housing growth in the longer term to avoid the need to release Green Belt land for development.
- 10.12 Provision will be made for up to 277ha of land for business, general industrial and storage/distribution uses (principally Use Classes B1, B2 & B8) over the period 2006 to 2027, to support growth of the local and sub-regional economy.
- Omega and Linley Mere is a 267ha site that has been identified as a strategic location for economic growth to meet the borough's future requirement for land for research and development, light industrial, general industrial and storage / distribution uses (Use Classes B1(b), B1(c), B2 and B8).
- 10.13 Inner Warrington will continue to be the focus of development and physical change in the Borough. The wider Waterfront / Arpley Meadows site presents a sizeable opportunity for future development in a central and sustainable location.
- 10.14 Sites will be allocated through the Site Allocation Development Plan Document for Gypsy, Travellers and Travelling Showpeople. Provision will be made between 2007 and 2027 for a minimum:

- 54 additional permanent pitches for Gypsies and Travellers
- 5 transit pitches for Gypsies and Travellers
- 13 additional permanent plots for Travelling Showpeople

10.15 It is considered that these policies, broad locations and distributions are unlikely to have any significant adverse effects on Cheshire East.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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