

Cheshire East Council

Portfolio Holder for Housing and Planning

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| Date of Meeting: | > | 20 February 2017 |
| Report of: | > | Director of Planning and Sustainable Development |
| Subject/Title: | > | Cheshire East Local Plan (Part 2) Site Allocations and Development Policies Document Issues Paper, Call for Sites and Revised Sustainability Appraisal Scoping Report |
| Portfolio Holder: | > | Cllr Ainsley Arnold, Housing and Planning |

1. Report Summary

- 1.1. This report requests that the Portfolio Holder for Housing and Planning approves the Site Allocations and Development Policies (“SADPD”) Issues Paper (Appendix A) and Revised Sustainability Appraisal Scoping Report (Appendix B) for six weeks of public consultation, alongside a ‘call for sites’ to inform the allocation of any further sites for development within the SADPD.
- 1.2. The SADPD is the second part of the Council’s Local Plan. It will be prepared in the context of the strategic priorities and policies set out by the Local Plan Strategy (“LPS”), which is now at an advanced stage in its examination. The SADPD will contain further site allocations as necessary to ensure that the overall development requirements, as set out in the LPS, are met along with further, detailed policies to guide planning application decision-making.

2. Recommendation

- 2.1. That the Portfolio Holder for Planning and Housing approves the Site Allocations and Development Policies Document Issues Paper and Revised Sustainability Appraisal Scoping Report for six weeks of public consultation, alongside a ‘call for sites’ to inform the selection of any additional site allocations within the SADPD.
- 2.2. That the Portfolio Holder for Planning and Housing considers the comments made by Members on the Strategic Planning Board at its meeting on 25th January 2017 (Appendix C).

3. Other Options Considered

- 3.1. The Council’s Local Development Scheme (2016-2018) identifies that the SADPD will be prepared throughout 2017 with a view to publishing the

version that it intends to submit to the Secretary of State in the first quarter of 2018. There is discretion for local planning authorities in terms of how they go about engagement and consultation leading up to that point.

- 3.2. The Issues Paper will give everyone with an interest in the Local Plan an opportunity to give their views on the scope of the SADPD and the direction of its policies, right at the start of the plan-making process. It will be the first of many opportunities for residents, organisations and businesses to help shape the Plan.

4. Reasons for Recommendation

- 4.1. The SADPD forms part of the Local Plan for Cheshire East. With the LPS, the SADPD (Part 2 of the Local Plan) will, once adopted, replace the three district Local Plans (Crewe and Nantwich, Congleton and Macclesfield).
- 4.2. The Issues Paper represents the first step in preparing the SADPD and sets out key questions for residents, businesses and stakeholders to respond to.

5. Background

Site Allocations and Development Policies Issues Paper / Call for Sites

- 5.1. The SADPD will form the second part of the Cheshire East Local Plan. It will provide detailed development management policies and make further site allocations as necessary to meet the overall development requirements established in the LPS. Alongside the LPS, the SADPD will fully replace the 'saved policies' in the legacy Crewe and Nantwich, Congleton and Macclesfield Local Plans. The SADPD will be supported by a Policies Map which will show the spatial extent of its policies.
- 5.2. The SADPD will be prepared in the context of the strategic priorities and policies contained within the Local Plan Strategy. The Issues Paper accompanying this report (Appendix A) invites views on the scope of the SADPD – what policies it should include and what direction they should take. The feedback received will help to shape the scope and content of the Plan and will be considered alongside relevant evidence in drafting policies and proposals.
- 5.3. The consultation on the Issues Paper will be supported by a 'call for sites', providing an opportunity for landowners and developers to make the Council aware of sites that they consider to be candidate allocations, including information about their suitability and deliverability. This will include sites for additional housing, employment and other development to meet evidenced needs. The information will be used by the Council to update its land availability assessments. It will also inform the preparation of the Council's required Brownfield Register. Local planning authorities will be required to publish Brownfield Registers in 2017 to support the take-up of suitable brownfield sites for housing development.

- 5.4. Submitted sites will be assessed by the Council using a site selection methodology similar to the one used for the purposes of preparing the Local Plan Strategy. The methodology will ensure that suitable and deliverable/developable brownfield sites and other sites within individual settlements are identified first in order to minimise the need for any further Green Belt boundary changes.
- 5.5. The Government published its Housing White Paper 'Fixing our broken housing market' on 7 February 2017. Its fundamental aim is to accelerate and diversify housing delivery to create a housing market that more closely matches the needs and aspirations of all households. It includes a range of planning proposals, a number of which will be incorporated into the National Planning Policy Framework later this year following public consultation. The LPS is consistent with the Government's headline planning priorities for housing expressed through the White Paper. The SADPD will address, where necessary, the detail of the proposed changes to national policy and also other legislative changes, including those signalled within the Neighbourhood Planning Bill. The publication of the Housing White Paper is specifically highlighted in paragraphs 7.10 and 7.11 of the Issues Paper, and many of issues raised in the Paper have direct relevance to the forthcoming national policy and legislative changes.

Revised Sustainability Appraisal Scoping Report

- 5.6. The Sustainability Appraisal (SA) helps to inform the preparation of the Local Plan. It enables policies, including alternative policy options, to be evaluated against environmental, social and economic considerations, with the aim of promoting sustainable development.
- 5.7. The Council has undertaken SA to inform the preparation of the LPS. Given that the Issues Paper represents the start of plan-making for the SADPD, it is considered timely to revise the SA Scoping Report prepared for the LPS in 2012 and consult on it. The revised SA Scoping Report (Appendix B) takes account of changes to the planning system since 2012 and ensures that the social, environmental and economic issues identified are up-to-date.

Strategic Planning Board 25th January 2017

- 5.8. The draft SADPD Issues Paper, Revised Sustainability Appraisal Scoping Report and proposed 'call for sites' were considered by the Strategic Planning Board on 25th January 2017. It recommended that the Portfolio Holder approves the documents for consultation alongside a 'call for sites', subject to account being taken of a number of comments raised by SPB Members. Appendix C to this report lists the comments made.
- 5.9. They highlight a range of important issues relevant to the development of the SADPD. Most relate to issues that will need to be carefully thought through in shaping the policies and proposals of the Plan. Other points relate more to the process by which the SADPD is prepared, including the need to work closely with Town and Parish Councils, particularly those that

cover the 13 Local Service Centres in the Local Plan. This is something that can be readily addressed through the initial and ongoing process of engagement with local councils.

6. Wards Affected and Local Ward Members

6.1. All Wards are affected.

7. Implications of Recommendation

7.1. Policy Implications

7.1.1. The Local Plan is a key Council's strategy and sets out a vision for how the Borough will grow sustainably to 2030. It provides the starting point for determining planning applications and feeds into, and supports, numerous other agendas such as infrastructure, transport, economic development, recreation, public health, education and adult social care.

7.2. Legal Implications

7.2.1. The Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare Local Plans. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the procedures to be followed in the preparation of such plans. This first stage of plan preparation, prior to its publication, falls under Regulation 18. This requires specified bodies or persons to be notified of the subject of the plan and invited to make representations about what it should contain. It also requires any representations to be taken into account by the Council in preparing the plan.

7.3. Financial Implications

7.3.1. The costs of preparing and publishing the Issues Paper and SA Scoping Report for consultation along with a 'call for sites' is covered by the existing revenue budget for Planning & Sustainable Development.

7.4. Equality Implications

7.4.1. The Revised Sustainability Appraisal Scoping Report (in appendix B) includes a Equalities Impact Assessment and will be used to test the production of policies in the SADPD.

7.5. Rural Community Implications

7.5.1. The Local Plan provides a planning framework for all areas of the Borough outside the Peak District National Park. Consequently, it covers the whole rural area of the Borough and addresses numerous matters of importance to rural areas within its policies and provisions. The SADPD will facilitate the drawing up of more detailed policies for rural areas and

will continue to support the production of Neighbourhood Plans across the borough.

7.5.2. In particular, the SADPD will consider in more detail the implementation of the vision and strategic priorities presented in the Local Plan Strategy and its implications for the borough's smaller settlements – namely Local Service Centres and Other Settlements and Rural Areas.

7.6. Human Resources Implications

7.6.1. There are no additional implications for Human Resources arising from this report.

7.7. Public Health Implications

7.7.1. The SA will incorporate a Health Impact Assessment. The SADPD will continue to implement the LPS's strategic priorities that promote good health. This will include the achievement of good design, the provision of open space and recreation facilities, high quality housing for all, vibrant town centres and green infrastructure.

7.8. Implications for Children and Young People

7.8.1. Alongside the LPS, the SADPD will play an important role in ensuring that children and young people have access to appropriate learning and recreation opportunities and access to the homes and jobs they require in future years.

8. Risk Management

8.1. An adopted Local Plan has many benefits for the Council, local communities and business. It reduces the risk of unplanned development and provides greater certainty over future growth and infrastructure and a secure framework for investment.

9. Access to Information/Bibliography

9.1. Information on the Local Plan Strategy Examination Pages can be viewed using the following website link:- <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>

Appendix

Appendix A – SADPD Issues Paper

Appendix B – Revised Sustainability Appraisal Scoping Report

Appendix C – Comments made by Members on the Strategic Planning Board at its meeting on 25th January 2017

10. Contact Information

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