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The Context of the Core Strategy



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2.1 The Local Plan, when it is fully adopted, will be the complete Development Plan for Cheshire East (replacing earlier Plans prepared by the former Districts and the County Council) and its policies will form the basis for planning decisions in the Borough. The Local Plan will cover a range of matters including:

- How much employment land is needed and where it should be provided;
- Protecting and improving important open areas and providing new ones;
- How many new homes will be required and where they should be located;
- Providing new transport infrastructure including roads, cycle routes and footpaths; and
- How town centres and community facilities in the Borough could be improved.

2.2 The Core Strategy is the centrepiece of the Cheshire East Local Plan. It sets out the strategic priorities for the future development of the area together with a suite of planning policies and proposals designed to deliver sustainable development.

2.3 This document represents the strategy the Council wants to adopt for the management of development in Cheshire East. It is called the Pre-Submission Local Plan Core Strategy ('Core Strategy' in this document) and will also be used to guide the determination of planning applications.

2.4 The Council has produced this document after extensive previous consultation, engagement and evidence gathering. The Council has carefully considered and taken account of, where appropriate, the wide range of comments received at each stage. Further detail on the preparation of the Local Plan is contained within Appendix F: 'The Local Plan for Cheshire East' and Appendix G: 'Evolution of the Core Strategy'.

2.5 The Borough of Cheshire East is bounded by Cheshire West and Chester to the west; Warrington and the Greater Manchester conurbation to the north; Shropshire and the North Staffordshire conurbation of Stoke-on-Trent and Newcastle-under-Lyme to the south; and the Peak District National Park to the east.

2.6 Cheshire East is a Unitary Authority with Borough status; created as part of Local Government Reorganisation in 2009 it covers the eastern part of the historic county of Cheshire. As a Unitary Authority, the Council is responsible for all Local Government functions including education, housing, planning, highways, leisure and recreation, environmental health, adult and social services and through its Health and Wellbeing Board, responsibilities for health in partnership with the NHS and other agencies (Police, Fire and the voluntary sector).

2.7 Cheshire East is a large Borough, with many towns, villages and rural areas with over 100 Town and Parish Councils. The towns and villages vary greatly in character and each face differing issues and needs for the future. Cheshire East as an entity currently has an emerging sense of place and identity which this Core Strategy aims to address.

2.8 The Core Strategy sets out how the Council will deliver sustainable, jobs led growth by making the most effective use of land and development across the Borough. The economy in Cheshire East is already one of the most successful in the North of England. The Core Strategy will ensure the right foundations are in place to sustain this success over the next 17 years.

2.9 Cheshire East is part of the Cheshire and Warrington Local Enterprise Partnership (LEP), which is made up of business, local authority, academia and voluntary sector representatives. The vision of the Cheshire and Warrington Local Enterprise Partnership is to make Cheshire and Warrington the best performing economy outside of the South East and the Core Strategy seeks to contribute towards achieving that vision.



2.10 The Core Strategy covers all of the Borough of Cheshire East with the exception of the area in the Peak District National Park. Figure 2.1 shows the Borough in context.

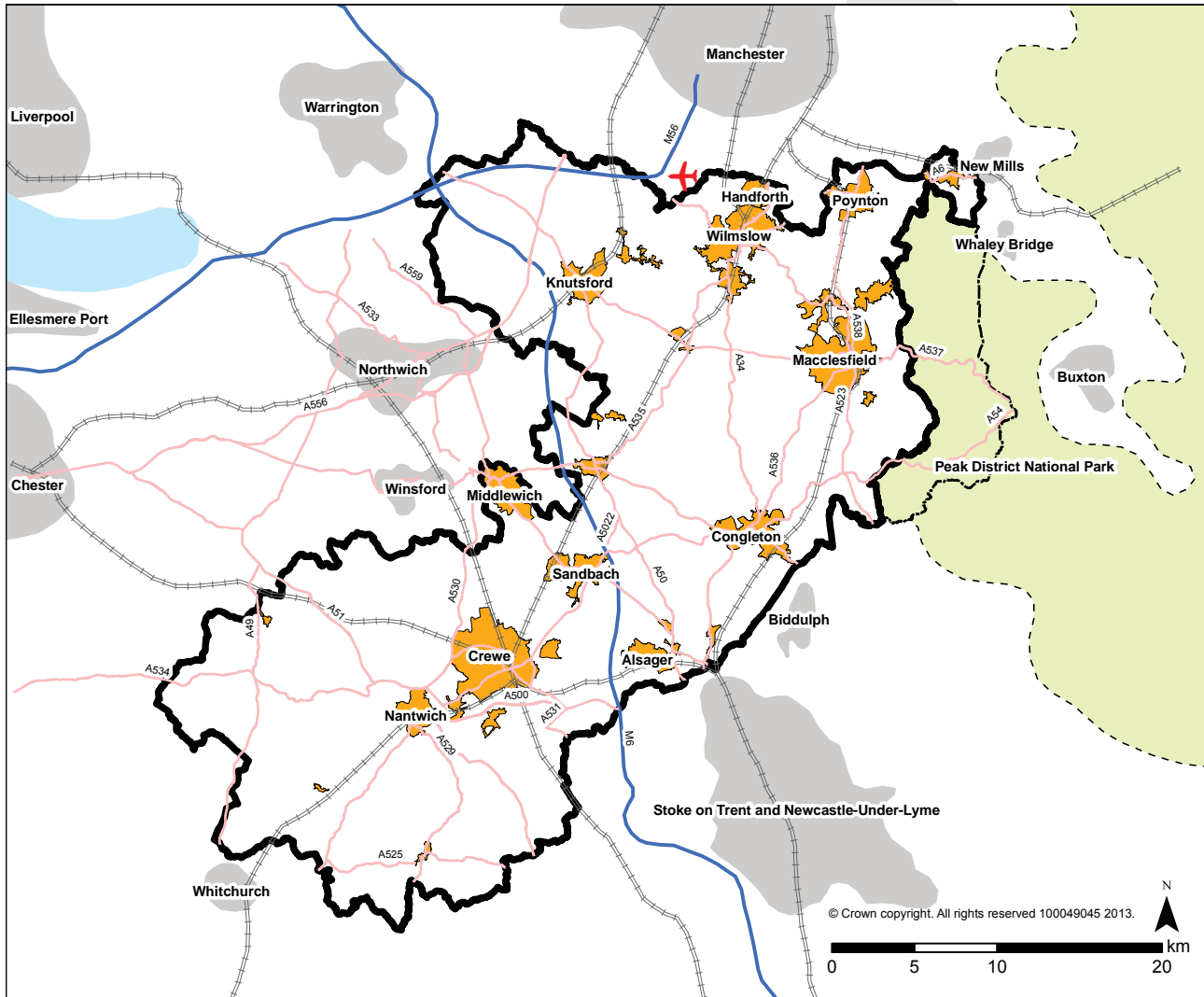


Figure 2.1 Cheshire East in Context



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