

### Introduction

The Council is committed to putting a comprehensive set of up-to-date planning policies in place to guide development, support infrastructure delivery and protect important environmental and historic features. This will support our ambition to make the Borough an even better place to live, work and visit.

Work is in progress on a number of new planning documents to set out planning policies in the Borough and there are a number of different consultations taking place in the early part of 2017. This Guidance Note introduces the various documents and consultation arrangements.

### Consultations

The following consultations will take place in the early part of 2017:

- **Local Plan Strategy: Proposed Main Modifications** (6 February – 20 March);
- **Site Allocations and Development Policies Document: Issues Paper** (27 Feb – 10 April);
- **Call for Sites** (27 February – 10 April);
- **Community Infrastructure Levy: Preliminary Draft Charging Schedule** (27 February – 10 April);
- **Mineral and Waste Development Plan Document: Issues Paper and Minerals and Waste Call for Sites** (late Spring, to be confirmed);
- **Draft Sustainability Appraisal Scoping Report** (27 February – 10 April).

There is further information on each of these consultations in the sections below.

### Have Your Say

Copies of all the consultation documents can be viewed online at [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan).

Paper copies will be made available at:

- Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe CW1 2JZ;
- Macclesfield Customer Service Centre, Town Hall, Macclesfield SK10 1EA;
- Council Headquarters, Westfields, Middlewich Road, Sandbach CW11 1HZ;
- Planning Helpdesk, Municipal Buildings, Earle Street, Crewe CW1 2BJ; and
- All Cheshire East public libraries.

Each of the consultations run for 6 weeks and will end at **5pm** on the quoted date. Each consultation has its own comments form and responses can be submitted in a number of ways but the Council's online consultation portal is the easiest and most efficient method. In all cases, we are unable to accept anonymous comments and your contact details must be provided. Submitted comments will be made available for public inspection and will be displayed on the consultation portal website. This will include your name and post town alongside your comments. Responses can be submitted in any of the following ways:

**Online:** Via the consultation portal at [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan)

Or send your completed comments form to us by one of the following methods:

**Email:** To [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk)

**By hand:** At the Council Offices, Westfields, Middlewich Road, Sandbach CW11 1HZ

**By post:** Cheshire East Council, Spatial Planning, Westfields  
C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

# Local Plan Strategy: Main Modifications

The Local Plan Strategy (LPS) is the first part of the new Cheshire East Local Plan. It sets strategic priorities for the development of the area, along with planning policies and development sites to guide development up to 2030. The LPS is at an advanced stage of production and this consultation seeks views on the changes required before the plan can be adopted in its final form.

The Council submitted the draft document to the Secretary of State in May 2014 for public examination by an independent planning inspector. Initial examination hearing sessions were held in 2014 and 2015. Following these sessions, a number of changes were made to the Submitted LPS and the Council carried out full public consultation on the Revised LPS in March and April 2016. After the consultation, further hearing sessions were held later in 2016.

After considering the issues raised through the examination process, the Inspector issued his views on the further modifications needed to the Local Plan Strategy – Proposed Changes (March 2016 Version). The Proposed Main Modifications are considered necessary to make the Plan sound and capable of adoption.

The preparation of the LPS has been informed by Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). These documents have been updated to take account of the Proposed Main Modifications and the Council also invites representations on the accompanying SA and HRA documents where they relate to the Proposed Main Modifications.

The Inspector will consider all duly-made representations before publishing his final report into the legal compliance and soundness of the Cheshire East Local Plan Strategy.

## Consultation Documents

The following documents form part of the consultation:

- Schedule of Proposed Main Modifications to the Cheshire East Local Plan Strategy – Proposed Changes (March 2016 Version);
- LPS Proposed Main Modifications Sustainability (Integrated) Appraisal Further Addendum Report;
- LPS Proposed Main Modifications Habitats Regulations Assessment;

## Guidance on Making Representations

Publication of the Proposed Main Modifications is a formal stage in the Examination process under the direction of the Inspector and further detailed guidance on making representations is available in the separate “[Main Modifications Consultation: Guidance Note for Making Representations](#)”. Representations must relate to the legal compliance and soundness of the Proposed Main Modifications only and we strongly recommend you read this document before submitting your comments.

Consultation runs from 6 February 2017 to **5:00pm on 20 March 2017**.

## What happens next?

Following the end of the consultation period the Inspector will consider the representations received before he prepares his final report. Following receipt of the Inspector’s Report with his final Main Modifications, the Council can then proceed to adopt the LPS. Once adopted, the LPS will form part of the Statutory Development Plan for Cheshire East.

## Further information

Please see our website [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan), email the Spatial Planning Team at [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk) or telephone 01270 685893.

# Site Allocations and Development Policies Document: Issues Paper

The Local Plan Strategy will be the first part of the new Local Plan to be put in place. This Site Allocations and Development Policies Document (SADPD) will form the second part of the Local Plan. It will:

- Allocate additional sites for development to make sure that the overall development requirements set out in the Local Plan Strategy are met. These allocations will generally be 'non-strategic' sites, less than 5 hectares in size (or 150 homes). Allocations will be for housing, employment, retail, leisure and other types of development.
- Set more detailed policies to guide decisions on planning applications in the Borough. Land that needs particular protection will be designated, for example because of its importance to wildlife or the historic environment.

The issues paper is the first consultation in the preparation of this document and it identifies a range of matters that the SADPD is likely to address. The consultation seeks your views on these matters and there is an opportunity to tell us if there are any other matters you think the document should cover.

## Consultation Documents

- Site Allocations and Development Policies Document: Issues Paper

The production of the SADPD document will be informed by Sustainability Appraisal, to assess its social, environmental and economic impacts. A Draft Sustainability Appraisal Scoping Report (identifying the scope and methodology for the Sustainability Appraisal) is the subject of a separate consultation. A 'call for sites' to inform the allocation of development sites is also the subject of a separate consultation. Further information is available in the relevant sections below.

## Guidance on Submitting Comments

This is the first stage in producing the SADPD, seeking views on the matters it should address; the issues paper does not contain any specific policy or site proposals. It sets out a series of issues related to the SADPD and asks specific questions on those issues. This includes a question on whether there are any other issues that should be addressed.

You can submit comments online through the consultation portal, or by email / in writing. If submitting comments by email or in writing, it would help us if these are submitted using the official comments form. We will accept all comments, whether made on the official form or not, but your response should clearly indicate which question you are answering. As with all Local Plan consultations, we cannot accept anonymous comments and your contact details must be provided.

Consultation runs from 27 February 2017 to **5:00pm on 10 April 2017**.

## What Happens Next?

We will consider all the comments received before writing a draft version of the SADPD. There will be public consultation on this draft SADPD before producing a revised draft for further consultation and submission to the Secretary of State for an independent examination.

## Further Information

Please see our website [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan), email the Spatial Planning Team at [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk) or telephone 01270 685893.

# Call for Sites

The Council is updating its land availability assessments which will help to inform any further land allocations for development that are made through the Site Allocations and Development Policies Document.

In addition, the Housing and Planning Act 2016 requires the Council to publish a 'Brownfield Register' of previously developed sites that are assessed as being suitable for housing development. There may also be a future requirement to produce a 'Small Sites Register' to support development on smaller sites and make it easier for interested parties to identify sites for self-build and custom housing.

As a result, the Council invites local residents, landowners, developers and other parties to put forward sites they consider to be suitable and available for future development in the Borough. These can be for housing, commercial, employment or other types of development, but not for minerals and waste uses as these will be invited via a separate call for minerals and waste sites later in 2017.

## Consultation Documents

This is an invitation to submit sites for consideration by the Council to update its land availability assessments, inform future land allocations in the SADPD and inform the Council's new Brownfield Register and Small Sites Register. There are no specific consultation documents to read, other than the 'call for sites form' (see 'guidance on submitting sites' below).

## Guidance on Submitting Sites

You can submit sites for consideration by using the online web form available at [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan) or by completing a copy of the 'call for sites form'. The information requested by the paper and web forms is the same.

So that sites can be properly assessed by the Council, we do ask that you complete all the information requested on the form and include a plan showing the location and boundaries of the site.

The Council is seeking to prepare its land availability assessment afresh, to make sure the information is as up-to-date and reliable as possible. We currently hold lots of information about sites that cannot be automatically relied-upon because it is incomplete or was received some time ago. As a result, we are asking interested parties to **submit sites that are considered to be suitable and available, even if this information has previously been submitted to us.**

The call for sites runs from 27 February 2017 to **5:00pm on 10 April 2017.**

## What Happens Next?

The Council will use the information received to:

- Update its land availability registers;
- Inform the preparation of the draft Site Allocations and Development Policies Document;
- Inform the Brownfield Register; and
- Inform the Small Sites Register.

Please note that all sites will be assessed by the Council and submission of a site does not automatically mean that it will be allocated for development or identified in any of the registers.

## Further Information

Please see our website [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan), email the Spatial Planning Team at [shlaa@cheshireeast.gov.uk](mailto:shlaa@cheshireeast.gov.uk) or telephone 01270 685893.

# Community Infrastructure Levy: Preliminary Draft Charging Schedule

The Community Infrastructure Levy (CIL) is a planning charge that can be used by local authorities to support the development of their area. It allows local authorities to raise funds from developers undertaking new building projects in their area. The money can be used to help fund a wide range of infrastructure that is needed as a result of development.

CIL is charged as a fixed rate per square metre of new floor space. The rate is set by local authorities in consultation with local communities and developers, and is tested through an independent examination.

Cheshire East Council intends to introduce a CIL Charging Schedule for new development. We have prepared evidence related to the viability of introducing a charge, a list of potential infrastructure projects to be funded and a preliminary draft charging schedule, which is now the subject of consultation.

## Consultation Documents

The following documents form part of the consultation:

- Community Infrastructure Levy Preliminary Draft Charging Schedule (including the initial draft Regulation 123 list – the list of infrastructure types and projects to be funded through CIL);
- Preliminary Draft Charging Schedule Viability Report

## Guidance on Submitting Comments

The Preliminary Draft Charging Schedule sets out the initial proposals for the CIL rates to charge on residential and non-residential development in Cheshire East. We would like to know your views on the CIL rates proposed in the Preliminary Draft Charging Schedule and the supporting viability evidence and assumptions to determine the Preliminary Draft Charging Schedule.

The comments form asks a series of questions on various aspects of the viability assessment and the schedule. You can submit comments online through the consultation portal, or by email / in writing. If submitting comments by email or in writing, it would help us if these are submitted using the official comments form. We will accept all comments, whether made on the official form or not, but your response should relate to the questions on the form. We cannot accept anonymous comments and your contact details must be provided.

Consultation runs from 27 February 2017 to **5:00pm on 10 April 2017**

## What Happens Next?

The Council will consider all the comments received before producing a Draft Charging Schedule. This will be subject to further consultation before we submit it to the Secretary of State for an independent examination. If approved through the examination, the Council will be able to adopt the Charging Schedule and apply CIL charges to applicable developments that receive planning permission.

## Further Information

Please see our website [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan), email the Spatial Planning Team at [cil@cheshireeast.gov.uk](mailto:cil@cheshireeast.gov.uk) or telephone 01270 685893.

# Minerals and Waste Development Plan Document: Issues Paper

The Minerals and Waste Development Plan Document (MWDPD) will bring the Council's planning policies on minerals and waste up to date and fully in line with current government guidance. This will be the third part of the new Cheshire East Local Plan.

The MWDPD will:

- Set strategic and detailed planning policies to guide decisions on planning applications for minerals and waste development in the Borough;
- Identify capacity gaps and needs for further mineral and waste provision;
- Allocate sites for minerals and waste uses; and
- Establish mineral safeguarding areas.

The issues paper is the first consultation in the preparation of this document and it identifies a range of matters that the MWDPD is likely to address. The consultation seeks your views on these matters and there is an opportunity to tell us if there are any other matters you think the document should cover.

## Consultation Documents

- Minerals and Waste Development Plan Document: Issues Paper
- Minerals and Waste Call for Sites.

In addition to the issues paper, we will also carry out a minerals and waste call for sites. This is the opportunity for interested parties to submit suitable and available sites to inform the MWDPD allocations.

The production of the MWDPD document will be informed by Sustainability Appraisal, to assess its social, environmental and economic impacts. A Draft Sustainability Appraisal Scoping Report (identifying the scope and methodology for the Sustainability Appraisal) is the subject of a separate consultation. Further information is available in the relevant section below.

## Guidance on Submitting Comments

This is the first stage in producing the MWDPD, seeking views on the matters it should address; the issues paper does not contain any specific policy or site proposals. It sets out a series of issues related to the MWDPD and asks specific questions, including whether there are any other issues to be addressed.

You will be able to submit comments online through the consultation portal, or by email / in writing. If submitting comments by email or in writing, it would help us if these are submitted using the official comments form. We will accept all comments, whether made on the official form or not, but your response should clearly indicate which question you are answering. As with all Local Plan consultations, we cannot accept anonymous comments and your contact details must be provided.

Consultation is scheduled to start in late Spring 2017. Further details will be published in due course.

## What Happens Next?

We will consider all the comments received before writing a draft version of the MWDPD. There will be public consultation on this draft MWDPD before producing a revised draft for further consultation and submission to the Secretary of State for an independent examination.

## Further Information

Please see our website [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan), email the Spatial Planning Team at [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk) or telephone 01270 685893.



# Draft Sustainability Appraisal Scoping Report

Sustainability Appraisal (SA) informs production of plans and is a process to assess the social, environmental and economic impacts of a plan.

SA is required under the Planning and Compulsory Purchase Act 2004 and the Environmental Assessment of Plans and Programmes Regulations 2004.

The integrated process of SA in Cheshire East also incorporates the requirements of:

- Strategic Environmental Assessment (European Directive);
- Equality Impact Assessment;
- Health Impact Assessment; and
- Rural proofing.

The purpose of a SA Scoping Report is to set out the social, environmental and economic issues to be considered and identify the scope and methodology for carrying out the Sustainability Appraisal of plans. A previous SA Scoping Report was produced in June 2012, which informed the Sustainability Appraisal for the Local Plan Strategy.

The purpose of this new SA Scoping Report is make sure the social, environmental and economic issues previously identified are up to date and to identify the scope and methodology for the Sustainability Appraisals of the Site Allocations and Development Policies Document, and the Minerals and Waste Development Plan Document.

## Consultation Document

- Draft Sustainability Appraisal Scoping Report

## Guidance on Submitting Comments

The draft Sustainability Appraisal Scoping Report sets out the proposed scope and methodology for carrying out Sustainability Appraisal on plans. It does not contain planning policies or proposals in itself.

We have no specific questions to ask on this document, but we seek views on its content and approach. You can submit comments online through the consultation portal, or by email / in writing. If submitting comments by email or in writing, it would help us if these are submitted using the official comments form. We will accept all comments, whether made on the official form or not, but your response should indicate which part of the SA Scoping Report it relates to, by referencing the appropriate paragraph / table / figure / section number where appropriate. We cannot accept anonymous comments and your contact details must be provided.

Consultation runs from 27 February 2017 to **5:00pm on 10 April 2017**

## What Happens Next?

We will consider all comments received before writing the final version of the Sustainability Appraisal Scoping Report. This will set the scope and methodology for the Sustainability Appraisals of the SADPD and MWDPD during the production of those documents (see relevant sections above). There will be further consultations on the Sustainability Appraisals as part of the production of those documents.

## Further Information

Please see our website [www.cheshireeast.gov.uk/localplan](http://www.cheshireeast.gov.uk/localplan), email the Spatial Planning Team at [localplan@cheshireeast.gov.uk](mailto:localplan@cheshireeast.gov.uk) or telephone 01270 685893.