

SPATIAL PLANNING UPDATE

for Town and Parish Councils in Cheshire East

February 2017

Welcome to the second edition of *SPATIAL PLANNING UPDATE*, keeping you informed about planning policy matters in the Borough.

During 2017 the Council is carrying out public consultation on various planning policy-related documents. We will endeavour to let you know what is happening and when, and also the purpose of each consultation, to best avoid any confusion. We want you to have a full opportunity to respond to the consultations and let us know your views. Remember, if you need any further information or explanation you are always welcome to contact the team. Contact details are at the bottom of the page.

Local Plan Strategy (LPS)

We have worked closely with the Local Plan Inspector and prepared a list of draft Main Modifications necessary to make the LPS 'sound' and 'legally compliant'. Six weeks of public consultation on them is currently ongoing and will end at 5pm on 20th March. Please ensure that any representations that you wish to make are with us before that deadline. And just to highlight again - comments can only be made about the draft Main Modifications at this stage.

At the end of the six weeks, the Inspector will consider any representations and then, it is hoped, complete his Report to the Council with a final list of Main Modifications. It will then remain for the Council to adopt the Plan with these changes.

Site Allocations and Development Policies Document (SADPD)

Six weeks of public consultation will begin on 27th February on the SADPD Issues Paper, and run until 5pm on 10th April. The Issues Paper will be the first opportunity for Town and Parish Councils, and others, to let the Council know what they think the SADPD, the second part of the Council's Local Plan, should cover and make suggestions regarding the direction of its policies. During the consultation period we will also be inviting views on a draft Sustainability Appraisal Scoping Report which will provide the framework for the ongoing and iterative Sustainability Appraisal of the SADPD.

There will be a 'call for sites' during the six weeks too - an opportunity for landowners, developers and others to let us have details of sites that they believe are suitable and available to meet the remaining identified development requirements that the SADPD will need to address. This will identify a pool of sites that can be assessed by the Council. As it was highlighted in the January *Update*, the submission of a site to the Council does not automatically mean that it will be allocated or supported for development. We expect that many more sites will be submitted to us than required.

We will need to work closely with Town and Parish Councils in developing the SADPD. With this in mind, members of the Spatial Planning team will be available to meet with Town and Parish Council representatives each Wednesday during the consultation period – this means the 1st, 8th, 15th, 22nd and 29th March and 5th April. Meetings can be booked – at Westfields, Sandbach (on 1st and 22nd March); at the Municipal Buildings, Crewe (on 8th and 29th March) and the Town Hall, Macclesfield (on 15th March and 5th April). There will be 6 meeting slots each day: 10-11am; 11.30am-12.30pm; 1.30-2.30pm; 3-4pm; 4.30-5.30pm and 6-7pm. We expect there will be a quick take-up of these so please e mail the Spatial Planning team localplan@cheshireeast.gov.uk as soon as you can to book yours if you would like a meeting. Please let us have a first and second preference and we would suggest that up to 4 representatives attend on behalf of each local council.

Of course, this invitation to meet is being extended to all local councils, but we would particularly like to meet those covering our Principal Towns, Key Service Centres and Local Service Centres and others preparing Neighbourhood Plans.

Minerals and Waste Development Plan Document (MWDPD)

Work has continued on preparing the Minerals and Waste Issues Paper which will be published for consultation in Spring, together with a call for mineral and waste sites to help meet identified needs. The Council has undertaken a procurement exercise to appoint consultants to update its Waste Management Needs Assessment evidence base and will shortly review the submitted tenders. This evidence base work is required to understand the implications for waste arisings and management capacity resulting from the increased levels of housing and employment identified in the Local Plan Strategy.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a charge that the Council can make on certain new developments to raise funds to invest in infrastructure in the Borough. Six weeks of public consultation will also begin on 27th February inviting views on the council's Preliminary Draft Charging Schedule (PDCS). This will set out draft charging rates on new development across the Borough. The Council's viability evidence justifying the draft charging rates will be published alongside the PDCS, as will a draft 'Regulation 123 list' which will indicate the infrastructure projects and infrastructure types that the Council currently considers should be paid for from CIL receipts rather than through Section 106 contributions.

A Draft Charging Schedule, similarly accompanied by viability evidence and also a final draft Regulation 123 list will be published for a further round of public consultation for six weeks later this year. These versions of the documents will reflect any changes needed in the light of earlier consultation feedback. After this second round of consultation, the charging schedule will then be finalised and submitted for examination by an independent Inspector. It is envisaged that the CIL could be adopted and operational early in 2018.

Neighbourhood Planning

The new year has seen renewed interest in the neighbourhood planning agenda in Cheshire East with a number of our rural communities taking up the opportunity to prepare plans – Lower Withington, Church Lawton, Newhall, Odd Rode, Great Warford and Nether Alderley are amongst the latest to start the process whilst the investment the Council has made in supporting communities around the Borough is beginning to pay dividends as we see more and more plans come to completion. Most recently Astbury and Moreton have submitted their plan to the Council with draft plans from Weston and Basford, Stapeley, Willaston, Wistaston, and Goostrey all being finalised.

The Housing White Paper also makes a renewed commitment to neighbourhood planning through a number of measures including confirmation of financial support to community groups, stronger focus on small scale site allocations and an emphasis on establishing local design codes and policies on delivering local high quality design. Whilst much of the detail remains to be finalised through a review to the NPPF and other regulations, the White Paper sets out an important role for neighbourhood plans in the future.