



Spatial Planning Update

February 2019



The Spatial Planning Update is one of the ways that we aim to keep local councils in touch with planning policy matters affecting the Borough.

You can contact the Spatial Planning team via email or telephone (01270 685893).

[Click here to email the Spatial Planning team](#)

WELCOME to the fifteenth edition of **SPATIAL PLANNING UPDATE**, keeping you informed about planning policy matters in the borough. If you need any further information or have any questions about this update, or any other general planning policy matter, please do not hesitate to get in touch with us.

Local Plan Strategy

Just a reminder that the Local Plan Strategy can be downloaded and viewed on the [council's website](#).

You'll also find a link there to an interactive adopted policies map. This map includes policies from the Local Plan Strategy and saved policies from the three plans prepared by the former borough councils.

Printed copies of the Local Plan Strategy are still available on request to Town and Parish Councils at £20.00 each (plus postage of £2.50). Alternatively, copies can be purchased and collected from Westfields. Please e-mail localplan@cheshireeast.gov.uk

Site Allocations and Development Policies Document (SADPD)

The SADPD is the second part of the council's Local Plan and will include more detailed development management policies as well as identifying additional sites to ensure that the overall development needs of the Borough are met, as set out in the Local Plan Strategy.

Following the public consultation on the First Draft of the SADPD during September and October 2018, the Spatial planning team is working towards the production of the final draft of the Plan – the 'publication' version. This will be the subject of another six weeks of public consultation prior to its submission for examination by a Planning Inspector.

All of the feedback we have received is being carefully considered. Thank you again to everyone who fed back their views. The [First Draft SADPD Report of Consultation \(PDF, 3.0 MB\)](#) has now been published.

Work is also continuing on ensuring that we have the relevant background evidence to justify the policies and proposals in the Plan.

You can view the First Draft SADPD and read the various comments received about it via this link:

<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/firstdraft>

Ahead of the publication of the next version of the Plan for consultation, we will be providing local councils with the opportunity to meet with officers from the Spatial Planning team again. We'll be writing to local councils in due course with further information about this.

Community Infrastructure Levy

The previous update provided details of the CIL examination that took place last autumn and indicated that the Council was awaiting the independent CIL Examiner's report. This was subsequently received on 17 December 2018. The Examiner recommends that, subject to five modifications, the Charging Schedule is an appropriate basis for the collection of CIL in Cheshire East. The recommended modifications relate to adjustments in some of the charging zones and better clarity around the definition of each charging area. His full report and recommendations can be found on the Council's [website](#).

A final Charging Schedule was prepared that took account of all the Examiner's recommendations. This was considered and approved by Council on 21 February 2019. As a result, CIL will take effect in Cheshire East from 1 March 2019. The Council has prepared the attached CIL guidance note for Town and Parish Councils which is intended to assist in understanding their responsibilities regarding the administration and use of CIL monies.

Further details on CIL, including the final Charging Schedule and the T&PC guidance note can also be found on the [council's website](#).

Crewe Hub Station Area Action Plan (CHSAAP)

At the end of last year we consulted on the CHSAAP Issues Paper that started to explore the matters we expect the final Area Action Plan to address. Through a series of public meetings, events and online consultation we received 81 comments expressing a range of views which have now been summarised and published on our website. Since then we've developed some of our initial ideas further and are now consulting on a Development Strategy for the area that includes a series of objectives, ten overarching development policies, options on the boundary area of the final plan and the quantum of growth that might be accommodated within it.

You can find out more and read the [Development Strategy here](#).

The consultation runs from 12 February until midnight on 26 March and we will consider all comments received before further developing our ideas as we move towards publication of a draft version of the CHSAAP later in the year.

Across this period we'll be attending various meetings and venues to engage with stakeholders, including drop in sessions for the wider community.

Statement of Community Involvement (SCI)

A revised SCI was consulted on alongside the Site Allocations and Development Policies Document during September/October 2018. The SCI describes how the council will involve the community and other interested parties in the preparation of new planning policy documents and in the consideration of planning applications.

The current [Statement of Community Involvement \(PDF, 412KB\)](#) was approved by a decision of the [Portfolio Holder for Housing, Planning and Regeneration on 21/12/2018](#)

Brooks Lane Development Framework, Middlewich

The council has published a draft supplementary planning document for public consultation about the Brooks Lane site in Middlewich. This site is identified as a 'strategic location' (reference LPS43) in the adopted Local Plan Strategy. The Plan envisages a mix of new uses on this canalside site including around 200 homes and a new marina. The draft masterplan illustrates how this could be achieved. It also illustrates a potential location for a new rail station for the town, reflecting the shared ambition to see the return of rail passenger services to the town.

The council has worked with the planning and urban design consultancy Barton Willmore to prepare the draft masterplan. The six week consultation period ended on 25 February. Two drop in events were held on the site during January where officers met businesses, landowners and local residents to explain the draft masterplan and answer questions. The consultation document can be viewed here:

[Brooks Lane \(Middlewich\) Draft Development Framework \(masterplan\) Supplementary Planning Document](#)

Neighbourhood Planning

The start of 2019 has been a busy one for our neighbourhood planners who've been working hard to submit plans, launch consultations and prepare for examinations and referendums.

Moston parish have successfully concluded their plan making process and passed their local referendum whilst Knutsford and Middlewich have sailed through their examinations and are headed to referendum on 14 March. Wilmslow have submitted their plan, which we're consulting on now, ahead of examination and Chelford, Wybunbury and Alsager are consulting on their regulation 14 plans. It's been a great start to the year and we're looking forward to seeing draft plans from Acton, Shavington and Eaton in the near future.

To keep an eye on progress around the borough, news of new resources and national policy, do sign up to our fortnightly neighbourhood planning update via our [website](#).

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