Statement of Consultation:
Macclesfield Local Development Order (LDO) – Northside and Whalley Hayes

December 2018
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<td>1</td>
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<td>DC</td>
<td>AH</td>
<td>October 2017</td>
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<tr>
<td>2</td>
<td>Draft final report for CEC review</td>
<td>DC</td>
<td>AH</td>
<td>December 2017</td>
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Town Hall, Market Place, Macclesfield, SK10 1EA  
Website: [http://www.cheshireeast.gov.uk/](http://www.cheshireeast.gov.uk/)

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1.0 Background

1.1. In line with national policy Cheshire East is committed to ensure that brownfield sites are brought forward for development and there are a number of brownfield sites that have been identified in Principal Towns and Key Service Centres across the borough, which are suitably located for residential development. Bringing these sites forward for development would reduce the need for development on greenfield land and support the regeneration of key towns. It is hoped that these pilot LDOs will act as a catalyst to bringing forward brownfield sites within Macclesfield and could result in the owners of sites which otherwise would not have been considered for residential use to explore this as viable option, over the next 5-7 years.

1.2. On 16th September 2014 Cabinet considered a report which set out proposals to facilitate the development of more brownfield sites across Cheshire East and subsequently endorsed proposals which sought for Cheshire East Council to be at the forefront in the development of Local Development Orders (LDOs).

1.3. LDOs are made by local planning authorities (LPA) and give a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application to a LPA. They create certainty and save time and money for those involved in the planning process. The primary function of an LDO is to accelerate delivery of much needed development.

1.4. As a result of the Cabinet resolution in September 2014 it was decided that a pilot approach within Macclesfield should be developed. This ultimately formed the basis of a bid for funding to The Department for Communities and Local Government (DCLG) to enable the development of two residential led LDOs in Macclesfield.

1.5. In April 2015 the Council was successful in their application to DCLG and was awarded funding to facilitate the development of the LDOs in Macclesfield. Two neighbourhoods were identified (see Figures 1 and 2, page 10) which have been subsequently referred to as Whalley Hayes and Northside. These neighbourhoods were chosen as they contain a cluster of brownfield sites within a specified geographical area and are seen to have the potential to be brought forward for residential use.

1.6. This consultation statement has been prepared to demonstrate that the legal obligations of preparing a LDO have been met (see Section 3).
2.0 Public Consultation

2.1. A number of communication tools and public engagement events have been utilised to publicise the draft LDOs and gauge views on the proposals. The appendices include the detail of these stages and communication/publication materials:

- Email invitations April – May 2016 (Appendix III)
- Letter invitations April 2016 (Appendix IV)
- Public Workshop and FAQs April 2016 (Appendix V)
- Newsletter August 2016 (Appendix VI)
- Survey August 2016 (Appendix VII)
- Workshop Attendance August / September and April 2017 (Appendix VIII)
- Public Workshop Newspaper Article 13th September 2016 (Appendix VIII)
- Macclesfield Express Newspaper Article 29th March 2017 (Appendix X)
- Site Notices April 2017 (Appendix XII)
- Press Release March 2017 (Appendix XIII)
- Newsletter March 2017 (Appendix XIV)
- Consultee Letter March 2017 (Appendix XV)
- Hand Delivered Reminder Letter April 2017 (Appendix XVI)
- LDO Survey March 2017 (Appendix XVII)

2.2. Appendix I sets out a summary of the representations and suggested amendments from the informal consultation in August to September 2016 on the consultation draft LDO boundaries. Appendix II sets out the results from the August 2016 survey.

2.3. Prior to the first consultation meetings and discussions Council officers conducted a detailed stakeholder mapping exercise:

- Land Registry searches were conducted and compiled for the draft areas in question in order to identify some of the key stakeholders / landowners;
- Following this Business Rates records were analysed to identify other major freeholders for a series of key properties that did not show up on Land Registry search

2.4. Individual meetings, calls and written correspondence were used with the main landowners and freeholders to further refine the draft boundaries for each area, including (but not limited to): The Royal Mail Group, BT Group, Estates and Leisure, Cyprotex,
CEC Estates, Cheshire Constabulary. Subsequent to discussions with individuals and organisations (highlighted through stakeholder mapping), a wider mail out was sent in an attempt to capture any freeholders not previously contacted. The email and letter mail out invited recipients to the first public workshop on 12th April 2016 (see Appendix III and IV).

2.5. A further measure to publicise the LDO project was a presentation made to the Macclesfield Town Centre Vision Stakeholder Panel on 29th September 2016 to ascertain preliminary views from those engaged on the town’s visioning project.

2.6. The Council has sought the opinion of parties likely to be affected by the proposed areas and conducted pre-consultation with stakeholders over the course of several months in 2016 in order to establish support and ultimately formalise the boundaries of the two neighbourhoods prior to a formal consultation period. To support these early discussions a Frequently Asked Questions (FAQs) document was produced and shared with parties invited to discuss the proposals with the local planning authority (LPA) at an April workshop in 2016 (see Appendix V).

2.7. Members representing Wards which adjoin or lie within the proposed neighbourhoods have been briefed on the LDO process throughout. Prior to the first public workshop consultation a Member briefing was held on 3rd December 2015 to discuss the process of preparing an LDO and to gauge local politicians’ views on the proposed draft boundaries for Northside and Whalley Hayes. The. Further updates were provided on the 12th April and 16th May. All workshops held to date have included invitations to local Councillors.

2.8. Consultation with Council officers was also undertaken to feed in the views of technical specialists as the project has evolved. Council officers met on 17th February for a Cross-Departmental Workshop attended by representatives from the following departments:

- Strategic Housing
- Spatial Planning
- Development Management
- Contaminated Land / Environmental Health
- Ecology
- Conservation / Design / Heritage
- Landscape Design
- Regeneration
- Highways

2.9. A defined pre-consultation period (following the stakeholder mapping and first launch workshop) running from August – September 2016 was held to invite views on the first
iteration of the draft boundaries and to seek early views on the potential content of the Macclesfield LDO.

2.10. E-mails were sent to the same recipients in advance of the public workshops held on 10th August 2016 and 6th September 2016 as part of the consultation publicity. In addition to publicising the events online an article featured in a local newspaper following a press release (see Appendix VIII). Draft boundaries for both LDO areas have emerged following these extensive attempts over a number of months to make contact with interested parties. Figures 1 and 2 (page 10) identify the final extent of the red line boundaries for the Northside and Whalley Hayes LDO. The boundaries shown have evolved following the programme of pre-consultation described above.

2.11. Following wider consultation with landowners, developers and other local stakeholders, Council officers (including technical experts from a variety of disciplines) participated in internal workshops on 17th October and 23rd November 2016 to provide technical views on the emerging boundaries and to invite suggestions on possible parameters/conditions that should be attached to the draft LDO in order to bring forward sustainable developments.

2.12. All engagement up to November 2016 was conducted over and above the requirements set down in the legislation governing the production of an LDO. The focus on pre-consultation up to November 2016 had been aimed at increasing awareness and understanding of LDOs as a statutory tool.

2.13. To assist in providing regular updates on the preparation of the LDO (following the first consultation period in August to September 2016), further newsletters were prepared in December 2016 and March 2017 sent out to key stakeholders and landowners (and made available online) to inform them of the key upcoming stages and how they can get involved.

2.14. Formal consultation for a minimum of 28 days, as covered in the relevant LDO legislation, was conducted between April to May 2017. The promotional activities associated with the formal consultation are included at Appendix X and Appendices XII – XVII.

2.15. This period of formal Public Consultation ran from Wednesday 29 March 2017 until Friday 28 April 2017, with an extended 14 day period following this which ended on Friday 12 May. The Council actively approached the Statutory Consultees (e.g. Natural England, Historic England etc.) to invite formal representations on the Macclesfield LDO and its related consent order. The Council sought views on the LDO and the evidence base that has been prepared to support the Macclesfield LDO. The documents which
were subject to this consultation between March to May 2017 were as follows:
2.16. Consultees were encouraged to provide comments through to the designated e-mail address: MacclesfieldLDOs@cheshireeast.gov.uk. All consultation on the LDOs has been undertaken in accordance with the Council’s Statement of Community Involvement\(^1\). Letters, emails, material on the Council’s website\(^2\) and a press release were utilised to promote the formal consultation.

2.17. Feedback received during the formal consultation period is collated and summarised at Appendix XI under a number of themes. The appendix includes the Council’s response and indication of how the feedback was used to inform the LDO consent order and associated technical documents (including the LDO Design Statement). The principal changes to the LDO are as follows: (1) reduction in the LDO area and residential unit numbers; (2) amendments to the LDO consent order parameters and conditions; and (3) refinements made to the LDO Design Statements and Heritage Impact Assessments (reflecting stakeholder concerns).

2.18. As a result of the changes made to the LDO and having liaised with the Legal

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Services department, it was considered that a final period of consultation should be undertaken on the amended changes mentioned above. The final consultation exercise on the amended documents ran from 15 November until 14 December 2018. Consultee letters were posted and site notices were also placed in the LDO areas of Whalley Hayes and Northside for a period of 28 days. Feedback received during the final consultation period has been taken into account in finalising the LDO for approval, which are summarised in Appendix XVIII.
Figure 1 Northside LDO boundary

Figure 2 Whalley Hayes LDO boundary
Legislative requirements


2.20. The Council satisfied the procedural requirements for publicity and consultation by publishing information about the formal LDO consultation on the CEC website (as per DMPO 2015 Article 38 (6)) and in the local newspaper (as per DMPO 2015 Article 38 (6) and (14)) to ensure press coverage for the whole of the area to which the LDO relates. The information included details of:

- the draft LDO
- the Environmental Statement (not applicable in this case)
- the Statement of Reasons
- the availability of those documents for inspection, and the places where and times when they can be inspected (made available at the Council Offices and Library); and
- the date by which representations on the draft LDO must be received, which must be at least 28 days after the notification was first published.

2.21. In addition, the local planning authority gave notice of the proposal to make the order by site display in at least one place on or near to the sites to which the order relates a notice in the appropriate form.

2.22. Consultation with the prescribed bodies (as per DMPO 2015 Article 38 (3)) was conducted with the following stakeholders:

- a local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority;
- Natural England;
- the Environment Agency;
- Historic England;
- where the Secretary of State is the highway authority for any highway in the area of the local planning authority, the Secretary of State for Transport;
- a strategic highways company any part of whose area is in or adjoins the area of the local planning authority;
- any person—
(i) to whom the electronic communications code applies by virtue of a direction given under section 106(3) (a) of the Communications Act 2003 (application of the electronic communications code) (5); and
(ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority;

- any of the following persons who exercise functions in any part of the area of the local planning authority—
  (i) a clinical commissioning group;
  (ii) the National Health Service Commissioning Board;
  (iii) a person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989 (licences authorising supply, etc);
  (iv) a person to whom a licence has been granted under section 7(2) of the Gas Act 1986 (licensing of gas transporters);
  (v) a sewerage undertaker;
  (vi) a water undertaker;

- voluntary bodies some or all of whose activities benefit any part of the local planning authority’s area;
- bodies which represent the interests of persons who share a protected characteristic in the local planning authority’s area;
- bodies which represent the interests of persons carrying on business in the local planning authority’s area.

2.23. The Council notified persons affected by the LDO as per a conventional planning application (DMPO 2015 Article 38 (4) Planning and Compulsory Purchase Act 2004 s18 (2)). Officers ensured that all activities were conducted in consideration for the requirements of the Statement of Community Involvement both in the preparation of the LDO and in undertaking formal consultation. The Statement of Community Involvement is a statement of the authority’s policy as to the involvement of “persons who appear to the authority to have an interest in matters relating to development in their area” in the exercise of the authority’s functions for the production of Development Plan Documents and the control of development under Part 3 of the 1990 Act. Development Orders and planning permissions both fall under Part 3.

2.24. The Council placed a draft LDO and Statement of Reasons on the planning register (DMPO 2015 Article 41 (4) and (5)). A copy of each draft LDO and the Statement of Reasons were placed on the planning register when the draft is sent for consultation.

2.25. The Council (as per DMPO 2015 Article 38 (5)) sent a copy of the draft order and
the Statement of Reasons to the consultees; specified a consultation period of not less than 28 days; and has taken account of all representations received by them during the period specified. During consultation the Council made a copy of the draft LDO (and Statement of Reasons) available for inspection at their office and library during normal working hours.

2.26. The Council has considered all representations received (as per DMPO 2015 Article 38 (9) and (10)) and whether modifications should be made to the draft LDO. This Consultation Statement identifies instances where the LDO has been modified in light of feedback.
3.0 Environmental Impact Assessment Screening Opinion and Updated Evidence Base

3.1. In August 2016, AECOM (acting on behalf of CEC) formally requested an Environmental Impact Assessment (EIA) Screening Opinion from CEC in accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations (as amended 2015).

3.2. This EIA screening letter sent to CEC considered the likelihood for significant effects to occur as a result of the proposed LDOs. Potential environmental impacts across a range of environmental topics were considered taking into account the location of sensitive receptors, and including neighbouring residential properties and designated sites. The letter set out that construction of the proposed LDO developments would adhere to suitable impact avoidance and standard mitigation measures. It noted that operational effects of the proposed LDO will be slight when considered in the context of the existing land uses, and the proposed LDO is anticipated to have a beneficial effect on Macclesfield town centre. Taking these issues into account, it was considered by AECOM EIA professionals that no likely significant environmental effects will be associated with the proposed LDO, and the LDO does not constitute EIA development.

3.3. The Screening Opinion Request Letter to CEC confirmed that a number of assessments will be undertaken to support the LDO application, however, taking into account the characteristics of the proposed LDO, and the associated impact controls, it was considered that the proposals would not trigger the requirement for undertaking a formal EIA given that significant environmental effects were not likely to occur.

3.4. The local planning authority was invited to review the details presented in the Screening Opinion Request Letter and asked to provide an EIA screening opinion in accordance with the EIA Regulations. CEC have subsequently reported back with a formal decision confirming that the LDOs would not need to be subject to full EIA (references - 16/4254S and 16/4251S).

3.5. The formal decision on the EIA has informed the final evidence base produced to support the LDO. Traffic analysis and accompanying baseline evidence on air quality and noise supplemented the completed Phase 1 Preliminary Risk Assessment. In addition, design inputs in the form of the LDO design statement and Heritage Impact Assessment feature alongside the final iteration of the LDO.
### APPENDIX I – Informal Consultation Summary August to September 2016

3.6. The following table provides a summary of the responses received and a response to each issue and concern considered.

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<th>Topic matter</th>
<th>Summary of Response</th>
<th>Response</th>
<th>Proposed Changes</th>
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<tr>
<td>Whalley Hayes Car Park</td>
<td>Concerns were raised over redevelopment of Whalley Hayes car park.</td>
<td>It is not the intention of CEC to remove car parking capacity from Whalley Hayes – instead the LDO seeks to explore options which may result in a mix of residential and existing car parking, options are still being tested and will be published during the next formal period of consultation.</td>
<td>Review car parking evidence and ensure new evidence considers a range of transport impacts for any proposals within the LDO areas.</td>
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<td>Northside boundary</td>
<td>Various comments have been received where landowners / stakeholders no longer wish to be included within the LDO. The inclusion of the Police Station and car park on Jordangate were questioned. Some alternative sites were suggested for inclusion.</td>
<td>Suggested amendments are noted and have been investigated further by the LDO project team in follow up discussions with landowners. Some alternative sites put forward had been looked at previously in the brownfield assessment that preceded the LDO project. Other alternative sites have been considered through the Local Plan process and are deemed more suitable for site allocations via the Local Plan process.</td>
<td>A number of areas have since been removed from later iterations of the red line boundaries. Based on feedback, discussions are ongoing with landowners to firm up the red line boundaries in advance of the next consultation.</td>
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<td>Neighbouring uses</td>
<td>Some neighbouring businesses raised points about sensitive land uses in close proximity to residential units e.g. new property could have impact on operations.</td>
<td>Conditions or LDO content will need to reference business continuation and any relevant highways matters.</td>
<td>A formal response to all businesses will be prepared to deal with these issues. It is the intention that the LDO will not affect existing businesses lying in close proximity to the proposed LDO boundaries – this is to be properly tested through later stages in the preparation of the LDO.</td>
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### APPENDIX II – Survey Results August 2016

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<td>Question</td>
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<td>To what extent do you agree or disagree that LDOs are the correct mechanism to promote the delivery of residential uses on brownfield land?</td>
<td>Concerns that wider impacts had not been factored in e.g. insufficient car parking capacity. The EIA screening and forthcoming transport evidence shall assess the likely impacts which shall in turn inform the draft content of the LDOs. Some respondents requested more information as to why some properties were in the LDO areas and others wanted to understand how the LDOs may impact landlords and small businesses will be affected. The next stage of consultation will be accompanied by a statement of reasons setting out the rationale for the revised LDO boundaries. It is the intention that the LDO will not affect existing businesses lying in close proximity to the proposed LDO boundaries – this is to be properly tested through later stages in the preparation of the LDOs.</td>
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<tr>
<td>To what extent do you agree or disagree with the Northside LDO boundary (plan A)?</td>
<td>Some businesses requested more information about possible development in particular areas and some freeholders expressed concerns that their tenants were worried that their businesses would be affected. Others stated that there was sufficient housing already in the area. A number of neighbouring areas were suggested as additions for the LDO e.g. Foden street and Pearle Street. One respondent also wanted empty buildings and sites all over the town to be used for social housing. Some alternative sites put forward had been looked at previously in the brownfield assessment that preceded the LDO project. Other alternative sites have been considered through the Local Plan process and are deemed more suitable for site allocations via the Local Plan process. Based on feedback, discussions are ongoing with landowners to firm up the red line boundaries in advance of the next consultation.</td>
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<tr>
<td>To what extent do you agree or disagree with the Whalley Hayes LDO boundary (plan B)?</td>
<td>Some respondents highlighted that their businesses were reliant on car parking on Whalley Hayes. Others stated that further losses of car parking in Macclesfield will adversely impact residents as well as businesses. Others were not convinced that the LDO should cover existing residential, retail and carpark areas. Some welcomed the possible redevelopment of some areas e.g. Three Pigeons pub and some of the sites on Churchill Way. It is not the intention of CEC to remove car parking capacity from Whalley Hayes – instead the LDO seeks to explore options which may result in a mix of residential and existing car parking. These options are still being tested and will be published during the next formal period of consultation. It is the intention that the LDO will not affect existing businesses lying in close proximity to the proposed LDO boundaries – this is to be properly tested through later stages in the preparation of the LDOs.</td>
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One respondent pointed out that the Whalley Hayes area attracts positive comments from residents and visitors as it is rich in wildlife, character and community spirit. The respondent questioned whether the area required attention in comparison to ‘several other brownfield sites that could be developed to meet housing need whilst maintaining the character of the area and retaining the car parking spaces’.

Some respondents questioned the impacts on existing infrastructure such as GP surgeries, the hospital and police force due to increased population. Others remarked that the town is already very populated and increasing building in this area will push people due to overcrowding and congestion.

Once finalised an LDO could be in place for 5 years, to what extent do you agree or disagree that this is the correct lifespan to impose an LDO?

| One respondent considered that if an LDO is intended to speed up a process then a long span would be inappropriate. However, the same respondent also questioned whether an LDO should be used at all. |
| An LDO can help to de-risk development sites and speed up the development process. This can be done either by limiting an LDO to a short time period (e.g. 3 or 5 years) with a ‘sunset period’ used to incentivise landowners/developers to bring forward development more quickly. However, for difficult sites or less buoyant markets it is arguable that more certainty is provided with a longer LDO lifespan to provide investors with certainty. The Council will continue to talk with stakeholders before the next consultation to agree what timescales will be most appropriate for Northside and Whalley Hayes. |

The next stage of the LDO consultation shall include details on design/masterplanning. This work shall build on the Macclesfield Design Guide and the environmental/design policies in the emerging Local Plan.

Some alternative sites put forward had been looked at previously in the brownfield assessment that preceded the LDO project. Other alternative sites have been considered through the Local Plan process and are deemed more suitable for site allocations via the Local Plan process. Based on feedback, discussions are ongoing with landowners to firm up the red line boundaries in advance of the next consultation. Some alternative sites put forward had been looked at previously in the brownfield assessment that preceded the LDO project. Other alternative sites have been considered through the Local Plan process and are deemed more suitable for site allocations via the Local Plan process. Based on feedback, discussions are ongoing with landowners to firm up the red line boundaries in advance of the next consultation.

The draft Local Plan and accompanying Infrastructure Delivery Plan set out what essential infrastructure will be required in Macclesfield over the next plan period. Development conducted under LDOs can also make contributions to local infrastructure reinforcement via CIL and also s106 payments related to prescribed conditions. Details on planning obligations shall be set out in the next consultation.
APPENDIX III - Email Invitations April – May 2016

From: Carlisle, David A  
Sent: 18 May 2016 08:33  
Subject: FW: Central Macclesfield Local Development Orders Meeting Invitation

Dear Sir/Madam,
Following my email earlier in the month I am contacting you once more to see if you would be interested in meeting with the Council officers at Cheshire East leading the LDO work (Karen Carsberg – Strategic Housing lead / Sophie Williams – planning). We are keen to speak with all major landowners or organisations involved in development in Macclesfield to gather your views. We’re approaching a stage in the project where we need to finalise a draft boundary for each LDO area (prior to consultation) and we’d really welcome your feedback on where this boundary should lie. Officers have indicated that a date during the week commencing the 30th May would be preferable if that is suitable.

Best wishes,
David Carlisle, BSc (Hons) MA MRTPI  
Principal Planner, Strategic Planning and Urban Design  
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From: Carlisle, David A  
Sent: 03 May 2016 11:05  
Subject: Central Macclesfield Local Development Orders Meeting Invitation

Dear Sir/Madam,
Following an initial Macclesfield Local Development Order public workshop on 12th April we’re following up with all large landowners and developers to see if you would be interested in meeting on an individual basis to discuss the possible opportunities associated with the LDOs and your plans for the future. If you are interested please get in contact by replying to this email and copying in MacclesfieldLDOs@cheshireeast.gov.uk so that we can identify a suitable time and date with the CEC officers leading the LDO project.

If you are aware of any individuals that did not receive our initial invitation please forward this correspondence to landowners in the vicinity of central Macclesfield.

Please do not hesitate to call me if you have any queries: 020 7821 4194

Best wishes,
David Carlisle, BSc (Hons) MA MRTPI  
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Built to deliver a better world  
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From: Carlisle, David A  
Sent: 05 April 2016 16:45  
Subject: Central Macclesfield Local Development Orders Workshop Invitation 

Dear Sir/Madam,

You have been identified as a landowner, property owner, developer, agent or stakeholder for new developments in central Macclesfield. I am emailing you on behalf of Cheshire East Council to invite you to a workshop being held next **Tuesday 12th April 2016** at the old Macclesfield Town Hall. The workshop will cover emerging plans for two residential-led Local Development Orders as part of the Council’s drive to encourage housing development on brownfield sites. Please find attached a formal invitation letter from the Council, details for next week’s event and further information on the function and purpose of Local Development Orders.

If you have any queries related to this matter please do not hesitate to contact me using the project email address ([MacclesfieldLDOs@cheshireeast.gov.uk](mailto:MacclesfieldLDOs@cheshireeast.gov.uk)) or by calling 020 7821 4194 (David Carlisle – Macclesfield LDOs Project Manager). If you are interested in the project but unable to attend the workshop on Tuesday 12th April please get in contact to register your interest or if you have any queries related to Local Development Orders.

Yours faithfully,

David Carlisle  
Macclesfield LDOs Project Manager

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Date: 6th April 2016

Dear Sir/Madam,

MACCLESFIELD TOWN CENTRE: LOCAL DEVELOPMENT ORDERS (LDOs)

Cheshire East Council received funding from the Department for Communities and Local Government during March 2015 to progress two residential-led Local Development Orders (LDOs) within Macclesfield Town Centre, provisionally named as Northside and Whalley Hayes. These potential areas were identified following a review of brownfield sites in the town. The areas could support a combination of new build and refurbishment opportunities for residential development with the potential of delivering in the region of 300 units across both sites. We are writing to all landowners and freeholders who may fall within these areas to invite you to a workshop to discuss your future plans and the potential benefits of putting LDOs in place for these locations.

What is a Local Development Order?

LDOs are made by Councils and give a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application (if development complies with the content of the LDO). They create certainty and save time and money for those involved in the planning process. The primary function of an LDO is to accelerate the delivery of development.

You are invited to attend a workshop on Tuesday 12th April 2016 at Macclesfield Town Hall, targeted at landowners, freeholders, developers/agents, local Councillors and other local stakeholders. The format of the day is a drop in session, with an opportunity to meet with officers to discuss the proposals for and preparation required in bringing forward an LDO. There will be a presentation and Q&A session held in both the morning and afternoon followed by open engagement sessions where you can ask further questions and provide your initial views. All feedback will be recorded to help inform the draft content of the LDOs. The LDOs shall then be subject to full formal public consultation later in the summer before the Council seeks to adopt the LDOs later on in the year.

All other enquiries 0300 123 5500  www.cheshireeast.gov.uk
Figure 1 Indicative Local Development Order production timetable

Details for the format of the workshop and a Frequently Asked Questions sheet on the process of preparing an LDO are attached to this letter for your information. If you are interested in attending the workshop and being involved with the LDO’s preparation please send your preference for either the AM or PM session along with the contact details of those who will be attending to: MaconfieldLDOs@cheshireeast.gov.uk

If you own land or buildings within or nearby Northside and/or Whalley Hayes and are unable to attend the workshop on Tuesday 12th April we would still be interested to hear from you and would welcome a discussion on your future plans. If you would like to discuss the LDOs or proposed workshop in more detail please contact the Local Development Order Project Manager David Carlisle on 020 7821 4194 or contact us by email or letter.

Yours faithfully,

[Signature]

Karen Carsberg
Strategic Housing Manager, Cheshire East Council
APPENDIX V – Public Workshop and FAQs April 2016

Macclesfield Local Development Orders – Introductory Workshop

Tuesday 12th April 2016
10:00am – 16:00pm
Old Macclesfield Town Hall (Room to be confirmed – please report to the desk in the foyer of the Town Hall on the day)

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.00</td>
<td>Welcome and Registration</td>
</tr>
<tr>
<td>10.30</td>
<td>Introductory Local Development Order presentation</td>
</tr>
<tr>
<td>11.00</td>
<td>Q&amp;A</td>
</tr>
<tr>
<td>11.30</td>
<td>Open session to speak with officers, Councillors and fellow interested parties</td>
</tr>
<tr>
<td>12.00</td>
<td>Morning workshop close</td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>14.00</td>
<td>Welcome and Registration</td>
</tr>
<tr>
<td>14.30</td>
<td>Introductory Local Development Order presentation</td>
</tr>
<tr>
<td>15.00</td>
<td>Q&amp;A</td>
</tr>
<tr>
<td>15.30</td>
<td>Open session to speak with officers, Councillors and fellow interested parties</td>
</tr>
<tr>
<td>16.00</td>
<td>Afternoon workshop close</td>
</tr>
</tbody>
</table>
Notes on the format of the workshop

The morning and afternoon presentations and subsequent Q&A will be laid out in a town hall style meeting format. Following the Q&A session, officers, Councillors and fellow interested parties are invited to continue discussing the issues and opportunities in an open session. The open sessions will include interactive exhibition boards/maps. Note takers shall be deployed to record your views and questions. All of the outputs from the day will be compiled into an initial findings report. This report shall feed into the preliminary work on the two Local Development Orders to help inform their draft content ahead of more detailed consultation in the summer.

This event is only the first step where we are hoping to share as much information with you as possible and gather your initial feedback. The next stage will involve formal consultation on the draft content of the Local Development Orders later in the summer. Cheshire East Council is aiming for adoption of the Local Development Orders in Autumn/Winter 2016.
| What is a Local Development Order (LDO)? | LDOs are made by Local Planning Authorities (LPA) and give a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application. They create certainty and save time and money for those involved in the planning process. The primary function of a LDO is to accelerate delivery of much needed development. |
| Why do Local Planning Authorities (LPA) use Local Development Orders? | LDOs grant automatic planning permission for specified development and can reduce bureaucracy, improve the speed of decision-making and improve certainty for landowners, communities and developers. They are flexible and can be used for different uses and developments in different areas and are gaining increasing importance as the Government encourages local authorities to streamline planning in order to increase certainty and reduce both delay and cost in delivering sustainable development, such as encouraging housing development to come forward on brownfield land. |
| How do LPAs use LDOs to make investment more attractive for the regeneration of an area? | LDOs embody a fundamental shift on the part of LPAs from waiting for the market to come to them with a proposal, to initiating development activity by granting permission for the kind of development that they want to see come forward on a site. |
| With an LDO in place for specified development on an identified site, planning should be easier, less expensive, less risky and faster for developers as there is no need to prepare a planning application, pay fees or wait for a decision (though a light-touch prior approval/sign off process may remain). |
| A LPA using this pro-active approach can enhance the reputation of an area as an attractive place to do business, encouraging landowners and developers to seize the opportunity to develop on stalled sites, creating good places by enabling faster more flexible delivery of their own development priorities. |
| Can an LDO make provision for Affordable Housing and Planning Obligations? | A LDO can be either unconditional or have conditions attached (much like a planning permission). Development carried out under a LDO may be liable to pay a Community Infrastructure Levy charge where one applies. An LDO can have S106 requirements attached as conditions too. These conditions, as per any planning permission, will be enforceable. LDOs for housing can provide affordable housing in line with local policy, but this may be subject to viability testing. |
| Are you consulting with residents and businesses when making an LDO? | Where a LPA has prepared a draft LDO, they must consult bodies which represent the interests of persons carrying on business in the area, and voluntary bodies. LPAs must also consult any person with whom they would have been required to consult on an application for normal planning permission. LPAs should also have consideration for the requirements of the Statement of Community Involvement both in the preparation of an LDO and in undertaking formal consultation. |

(Continued overleaf...)
The LPA is required to publish the draft LDO with a Statement of Reasons on their website, and a statement to publicise where draft LDO documents are available for inspection and the places where and times when they can be inspected, with the date by which representations on the draft LDO must be received, which must be at least 28 days after publication on the website. The LDO must take account of all representations received by consultees during the formal consultation period specified.

The LPA is required to publish the details of consultation in a local newspaper circulating in the locality in which the land is situated with a notice stating the location and the nature of the development referred to in the proposed LDO and where copies of the draft LDO and of any plan or other documents accompanying it may be inspected by members of the public at all reasonable hours. If you would like to join our LDO mailing list please send your details to Macclesfield.LDOs@cheshirewest.gov.uk

6. What is the interaction between Local Development Orders and other planning permissions

LDOs do not remove or supersede any local authority planning permission (or permission granted on appeal) or permitted development rights which are already in place. Equally, they do not prevent a planning application being submitted to a LPA for development which is not specified in the Order. LDOs only grant planning permission, and do not remove the need to comply with other relevant legislation and regulations.

7. Are Local Development Orders permanent or time-limited?

LDOs are very flexible tools, and it may be appropriate for them to be either permanent or time-limited, depending on their aim and local circumstances. For example, LDOs in fast-developing areas may be time-limited so that they can be easily revised and updated in the future, while LDOs which extend permitted development rights in established areas may be permanent. The LPA or Secretary of State may revoke a LDO at any time.

8. Are there restrictions where a LDO cannot be used?

LDOs are restricted where:
- Development affects a listed building (or where it is considered it may adversely affect the setting);
- Development is likely to have a significant effect upon a European site (where a Habitat Regulations Assessment is required); and
- Development requires an EIA under schedule 1 of the EIA regulations.

9. Can Local Development Orders be modified?

If a LPA wishes to modify a LDO, re-consultation may be required. The Secretary of State can also require the revision of a LDO by the LPA at any point before or after its adoption.

10. What happens after adoption and how will officers use the LDO?

In areas where LDOs have been adopted it is common for planning officers to attend informal meetings with developers to try and gauge whether a proposed development complies with the LDO. If it is adjudged to comply the developer would then need to provide paperwork demonstrating compliance with any remaining conditions/reserved matters. It it does not comply they should apply for planning permission in the normal way as it would not benefit from the automatic permission granted by the LDO.
Dear All,

You are receiving this email as you have previously expressed an interest, or are listed as an interested party, for the Macclesfield Local Development Orders (LDOs).

Please see the attached newsletter which shows the progress made with the LDOs so far and also outlines the next steps. It is our intention to produce a similar newsletter on a regular basis leading up to adoption of the LDOs.

We are currently consulting on the red line boundaries for the two LDOs and comments are gratefully received through both an online survey (link copied below) or to the Macclesfield LDOs inbox (MacclesfieldLDOs@cheshireeast.gov.uk). The consultation on the red line boundaries will run until 17:00 on 13th September 2016, when all responses will be considered.

http://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/consultations.aspx

There has been a public drop in event arranged which will be held at Macclesfield Town Hall on Tuesday 6th September 2016 from 14:00 until 19:00.

Thanks,
Macclesfield LDOs
Since the award of funding from DCLG, significant progress has been made with the preparation of the Macclesfield LDOs. This newsletter, to which it is the intention to provide an update every 2-3 months up until adoption of the LDOs, intends to give a simple overview of the progress made so far and the next steps to be taken in this process leading up to adoption.

**Update so far**

- Engagement with Landowners / Stakeholders to inform the red line boundaries
- LDO boundaries for both sites have been further refined as a result of these conversations
- Discussions with some landowners are still to reach a conclusion with these sites labelled ‘areas for further discussion’, these areas may not feature in part or in their entirety in the final LDO boundaries this is to be discussed further over the coming weeks
- Public consultation on the red line boundaries commenced on 3rd August and will run until 13th September
- Consultation survey available online from 3rd August (http://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/consultations.aspx)

**Next Steps**

- Drop-in session held at Macclesfield Town Hall on 9th September from 14:00 until 19:00 (for more information email MacclesfieldLDOs@cheshireeast.gov.uk)
- Submission of SORLs by AECOM and formal determination by the LPA within 28 days
- Formal consultation on the supporting information and evidence of the LDOs as well as the Consent Order and Statement of Reasons
- Amendments made to LDOs following Public Consultation with decision to adopt LDO determined by Strategic Planning Board

Any queries can be sent to MacclesfieldLDOs@cheshireeast.gov.uk
APPENDIX VII – Survey August 2016

Macclesfield Local Development Sites (LDO’s)

1. Introduction

Cheshire East Council intend to implement two Local Development Orders (LDOs) in Macclesfield. An LDO is a planning tool which effectively give a grant of planning permission to specific types of development within a defined area, streamlining the planning process by removing the need for developers to make a planning application to accelerate delivery of much needed development. For more information on LDO’s please refer to the frequently asked questions document available on the website.

The intention of this survey is to allow interested parties to shape the outcome of the LDOs. At present red line boundaries have been drawn up for the sites and we now seek feedback on whether these red line boundaries are correct and whether LDOs are a good idea for these sites.

As the red line boundaries are not yet fully agreed the feedback may lead to changes being made to these areas. We also hope that sites may come forward that had not previously been considered.

Please respond to the survey by 5pm on the 13th September 2016.

Any personal information you give will be held in line with the Data Protection Act 1998. Staff from Cheshire East Council will use the data you provide solely for the purpose of this consultation. We will not pass on your details to any other third parties without your prior consent.

1. To what extent do you agree or disagree that LDOs are the correct mechanism to promote the delivery of residential uses on brownfield land?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree
☐ No opinion/ don't know

If you wish to, please explain your reasoning’s for the answer you gave above:


The Council has engaged in discussions with landowners and the areas shown on this plan as ‘areas for further discussion’ are currently the subject of ongoing discussions to decide whether or not they will form part of the LDO.

2. To what extent do you agree or disagree with the Northside LDO boundary (plan A)?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree
☐ No opinion/ don’t know

If you wish to, please explain your reasoning’s for the answer you gave above:

3. In your opinion are there any neighbouring areas that should be considered?
It is not the intention of this LDO to deliver residential development within the 'areas for further discussion' shown on this plan. However, the LDO is seen as having the potential to encourage the improvement of this area and so could remain within the final red line boundary.

4. To what extent do you agree or disagree with the Whalley Hayes LDO boundary (plan B)?

☐ Strongly agree
☐ Agree
☐ Neither agree nor disagree
☐ Disagree
☐ Strongly disagree

If you wish to please explain your reasoning's for the answer you gave above:
5. In your opinion are there any neighbouring areas that should be considered?


6. Once finalised an LDO could be in place for 5 years, to what extent do you agree or disagree that this is the correct lifespan to impose an LDO?
   - [ ] Strongly agree
   - [ ] Agree
   - [ ] Neither agree nor disagree
   - [ ] Disagree
   - [ ] Strongly disagree
   - [ ] No opinion/ don’t know

   If you disagree, what do you think would be a more appropriate lifespan?


7. In light of potential changes of circumstances how often should the LDOs be reviewed throughout their lifespan?
   - [ ] Annually
   - [ ] Midway through the lifespan of the LDO
   - [ ] 12 months from the end of the LDO
   - [ ] Other (please specify):


8. Do you have any further comments to make regarding the LDOs?
7. About you

The answers you give in this section will only be used to ensure that we obtain responses from a broad range of areas and types of people. Please feel free to leave blank any questions that you do not wish to answer; we will use the comments you have given us so far. No information will be released that would allow identification of you as an individual or of your household.

9. Which of the following best describes you?

☐ A Local Resident
☐ A local business
☐ A member of a voluntary or community organisation
☐ An elected town or parish councillor in Cheshire East
☐ An elected Member of Cheshire East Council
☐ Other (please specify):

10. If you are responding on behalf of a group, organisation or club please state the name and postcode in the box below (you do not need to complete the rest of the ‘About you’ section).

Name of group, organisation or club:
Postcode:

11. What is your gender?

☐ Male
☐ Female
☐ Prefer not to say

12. What age group do you belong to?

☐ 16-24
☐ 24-34
☐ 35-44
☐ 45-64
☐ 65 and over
☐ Prefer not to say

13. Postcode:
Please tell us your postcode; this is so that we can be sure we have obtained a range of views from across the borough.


14. What is your ethnic origin?

☐ White English/ Welsh/ Scottish/ Northern Irish/ Irish
☐ Any other White background
☐ Mixed: White and Black Caribbean / African/ Asian
☐ Any other mixed/ Multiple background
☐ Black/ African/ Caribbean/ Black British
☐ Any other Ethnic group
☐ Prefer not to say
☐ Other (please specify):

15. Are your day-to-day activities limited because of a health problem or disability which has lasted, or is expected to last, at least 12 months? This includes problems related to old age.

☐ Yes
☐ No
☐ Prefer not to say

16. Which of the following best describes your religious belief/belief?

☐ Buddhist
☐ Christian
☐ Hindu
☐ Jewish
☐ Muslim
☐ Sikh
☐ None
☐ Prefer not to say
☐ Other (please specify):

17. Which of the following terms best describes your sexual orientation?

☐ Heterosexual (straight)
☐ Bisexual
☐ Gay/ Lesbian
☐ Prefer not to say
☐ Other (please specify):

Thank you for taking part in this survey
## APPENDIX VIII – Workshop Attendance August / September 2016 and April 2017

<table>
<thead>
<tr>
<th>Workshop attendance</th>
<th>02/08/2016 14:00pm to 19:00pm</th>
<th>13/09/2016 14:00pm to 19:00pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident Pearle Street</td>
<td>1</td>
<td>Resident Pearle St</td>
</tr>
<tr>
<td>Macc Town Council</td>
<td>1</td>
<td>Resident Foden Street</td>
</tr>
<tr>
<td>Ward members</td>
<td>1</td>
<td>Resident Fox Street</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3</strong></td>
<td><strong>Resident Station Street</strong></td>
</tr>
<tr>
<td>Macc Civic Society</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Local businesses</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Ward member</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>15</strong></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>04/08/2017 14:00 until 19:00pm</th>
<th>25/08/2017 14:00 until 19:00pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Borough Councillor</td>
<td>4 staff from the Library</td>
</tr>
<tr>
<td>2 Town Councillor</td>
<td>1 Civic Society representative</td>
</tr>
<tr>
<td>3 Landowners</td>
<td>1 Landowner</td>
</tr>
<tr>
<td>1 resident - Brock Street</td>
<td>1 resident from Foden Street</td>
</tr>
<tr>
<td>2 residents – Beech Lane</td>
<td>2 residents from Brock Street</td>
</tr>
<tr>
<td><strong>TOTAL 9</strong></td>
<td></td>
</tr>
<tr>
<td>1 resident from Fowler Street</td>
<td></td>
</tr>
<tr>
<td>7 residents from Beech Lane</td>
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<tr>
<td><strong>TOTAL 17</strong></td>
<td></td>
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</tbody>
</table>
APPENDIX VIII – Public Workshop Newspaper Article 13th September 2016

Residential neighbourhood plan for town centre development sites

Council chiefs are proposing to create two new residential neighbourhoods in the town centre.

The first site, known as Northside, involves an area north of Hibol Road and includes Macclesfield magistrates’ court, the Toyota garage and various other businesses.

The second, known as Whalley Hayes, involves land west of the job centre towards the car park and includes the former Blackburns building and a former pub.

Cheshire East Council wants to create Local Development Orders (LDOs), a planning tool which speeds up the process to allow brownfield sites to be redeveloped.

A public consultation has started and will run until September 13. It will include two design events at Macclesfield Town Hall on August 10 and September 6.

Council documents also show two other areas earmarked for future residential developments including Macclesfield police station and Whalley Hayes car park.

Councillor Andy Arnold, cabinet member for housing and planning, said: “This is an exciting opportunity to redevelop specific areas of Macclesfield and at the same time meet a housing need.

“I must emphasise we are in the very early stages of this process and we will require the support of a number of property owners and stakeholders in order to progress this.

“LDOs are an expedient method for streamlining consent and turning development on greenfield land and support the regeneration of our towns.”

It is not known the number or type of housing that will be built on the two sites, but it is expected to be a mixture of houses and apartments.

To have your say visit www.cheshireeast.gov.uk.
4.0 APPENDIX X – Macclesfield Express Newspaper Article 29th March 2017

Cheshire East wants to create Local Development Orders (LDOs), which speed up the planning process to allow brownfield sites to be redeveloped.

LDOs mean that planning consent would be pre-determined in principle to encourage property owners to bring forward land.

Much of the technical work normally carried out by the developer would be completed by the council instead.

Coun Ainsley Arnold, cabinet member for housing and planning, said: “This is the second phase in a consultation process and we hope residents and businesses give us their feedback.”

The consultation runs until April 28 and includes drop-in events at Macclesfield Town Hall on April 4 and Macclesfield Library on April 25.


Email macclesfielddos@cheshireeast.gov.uk to find out more information or register for a drop-in.
### APPENDIX XI – Consultation Summary April to May 2017

4.1. The following table provides a summary of the responses received and a response to each issue and concern considered.

<table>
<thead>
<tr>
<th>Topic matter</th>
<th>Summary of Response</th>
<th>Response</th>
<th>Proposed Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loss of business units</td>
<td>Concerns that small business owners will be displaced in the LDO areas and could potentially lose money invested in existing premises leaving businesses unable to afford relocation costs and thus lose staff.</td>
<td>The LDO seeks to encourage redevelopment of underutilised or vacant sites. In some cases the LDO only seeks to provide residential development and no commercial development. This will impact existing businesses if landowners/freeholders seek to utilise the LDO. The LDOs are residential-led in nature and seek to direct encourage more residential units in areas less suitable for commercial development. Site G is most closely related to the primary shopping area and so the LDO encourages ancillary retail and leisure.</td>
<td>No change.</td>
</tr>
<tr>
<td>Concern that consultation was not sufficiently extensive</td>
<td>A number of respondents raised concerns that they had not found out about the LDOs until the formal consultation in 2017 and voiced dissatisfaction that the Council had not done more to promote the proposals.</td>
<td>As detailed in this report a number of promotional activities were undertaken: Letters, emails, site notices, press releases, newsletters, updates to the CEC website and public workshops. In addition to the formal consultation period in April to May 2017, there had been extensive informal pre-consultation, over and above what is stipulated in the Regulations and the Council’s own Statement of Community Involvement (SCI). The communications provided details of the LDOs intentions and also the website details which contained all the technical information.</td>
<td>All consultations to date have been in accordance with the SCI. The LDO has benefited from extensive pre-consultation prior to the formal consultation held in April-May 2017 (in accordance with national regulations). Once issues was raised with officers, the consultation period was extended into mid-May and further site notices and letters were sent (and resent in some cases) to try and ensure as many people were informed and to reassure local residents that representations received after the formal consultation period would still be considered (to allow sufficient time to read all associated LDO materials).</td>
</tr>
<tr>
<td>Impacts on residential amenity</td>
<td>A number of residents commented on loss of amenity associated with increased housing. There was a fear that flatted development could make things worse e.g. loss of privacy, impact on light and on health. Others flagged the risk of subsidence associated with demolition and development. Some consultees cited A series of technical assessments and EIA screening opinion process have assessed residential amenity and possible impacts from development. In addition, the LDOs contain a number of conditions and sub-area specific parameters to mitigate the impacts of development and encourage new development accords with the LDO design statement and Borough Design Guide.</td>
<td>The parameters and Design Statement were updated to address a series of issues highlighted by respondents and internal CEC technical experts. For example, the Design Statement and LDO parameters now include setbacks and reduced storey heights in a number of the sub-areas and the illustrative concept plans were amended in response to feedback.</td>
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</tr>
<tr>
<td>Topic matter</td>
<td>Summary of Response</td>
<td>Response</td>
<td>Proposed Changes</td>
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<tr>
<td>the heights of the buildings and density as a concern. While others were concerned the development would result in the loss of green space and the detrimental effect on views to the countryside. A number of specific proposals to amend the Northside parameters were offered up for further consideration, including:</td>
<td></td>
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<tr>
<td>► Move the new property further back from the road on Beech Lane.</td>
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<tr>
<td>► Reducing the new buildings height with a flat roof.</td>
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<tr>
<td>► Move the lift shaft to improve the view and light to 23 Beech Lane.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>► Stepping the design between floors.</td>
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<tr>
<td>Infrastructure</td>
<td>Some respondents raised concern that the LDOs may not provide for sufficient social infrastructure. For example, one respondent noted that Park Royal Community School was already very popular and many children from within the catchment do not get in to their local primary school. This situation will only be made worse if new houses are built in this area.</td>
<td>The LDOs plan for approximately 130 units. It is expected that growth in Macclesfield will be met in accordance with the Local Plan’s infrastructure policy and the Council’s approach to capital spending, CIL and developer contribution. The LDOs are not liable to CIL requirements, this may encourage developers to unlock these complex sites.</td>
<td>No change.</td>
</tr>
<tr>
<td>Alternative sites</td>
<td>A number of residents disagreed with the extent of the two LDOs and suggested alternative sites (e.g. Chrome car showroom)</td>
<td>The purpose of the DCLG funding for this project was to look at comprehensive areas which would be suitable for future residential development. It was not the intention to identify lots of individual sites that weren’t connected in some way. Following an initial study it was identified that the Northside and Whalley Hayes areas had the most potential in this respect and the Chrome garage was physically disconnected from the Northside</td>
<td>No change.</td>
</tr>
<tr>
<td>Topic matter</td>
<td>Summary of Response</td>
<td>Response</td>
<td>Proposed Changes</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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<tr>
<td>Elements of the LDO are onerous</td>
<td>In light of the supplementary supporting documentation the LDOs should not be prescriptive and there should be no confusion between the wording of the Order and the illustrative designations. The order would have to prevail. Concern that affordable housing would put developers off due to viability and could preclude developments which, under other criteria, would be beneficial. The effect on stimulating investment on these sites should be a consideration. Concern that to meet the requirements of the Order a developer would have to provide almost as much information as for a normal application.</td>
<td>It is accepted that the LDOs should be different to a full planning application in order to incentivise investment. A simplified process needs to be balanced with ensuring there is sufficient guidance to encourage sustainable development (including protection of residential amenity and environmental/historic assets). A series of technical assessments and EIA screening opinion process have helped to de-risk the site. As such developers will only need to present plans in compliance with the consent order and the LDO design statement.</td>
<td>Comments noted – Illustrative elements and LDO consent Order text amended to more closely align and remove ambiguity. Further technical evidence and inputs from CEC development management have sought to streamline and simplify the consent order.</td>
</tr>
<tr>
<td>Traffic and parking</td>
<td>Respondents raised concerns about additional traffic in the area (already congested with parked cars, tight corners, and limited manoeuvrability etc.) Concerns were raised that the parking planned was likely to be insufficient, leading to increased pressure on existing on-road parking, which only serves to narrow local roads further. parking provision requirement is too onerous - this is an important corner site. The extra traffic it will bring to area will be unacceptable as there is Currently not enough parking for current residents so new residents with more than one car will</td>
<td>Traffic Generation Analysis and Impact Assessment accompanied the draft LDO during the formal consultation. This found there would be a ‘non-material increase in traffic generated’. The parking envisaged would be in broad alignment with the Local Plan Strategy, final access and car parking arrangements shall be agreed by way of a condition.</td>
<td>Amendments made to LDO design statement providing more detail on parking requirements in response to comments from residents and Councillors.</td>
</tr>
<tr>
<td>Topic matter</td>
<td>Summary of Response</td>
<td>Response</td>
<td>Proposed Changes</td>
</tr>
<tr>
<td>--------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Heritage</td>
<td>Historic England registered concerns that the wording of the LDO’s heritage condition misrepresents the NPPF. The NPPF states that any harm or loss should be exceptional as a minimum (paragraph 132). As such the LDO could result in the unjustified loss of heritage assets, particularly in Parcel G where the assets have been identified as adding positively to the character of the conservation area and forming part of the setting of a grade II* listed building. Were the LDO amended to require the retention of the those assets identified as making a positive contribution, with more explicit design parameters provided for the redevelopment of the site, we may then be in a position to reconsider this view. Historic England also questioned whether an LDO was the most appropriate vehicle for bringing forward Site G.</td>
<td>Following receipt of Historic England’s representations received in April and August 2017, CEC wrote to Historic England setting out CEC’s wish to utilise an LDO for this long term stalled site (site G). Historic England acknowledged the Council’s need to regenerate brownfield sites within the borough and noted that the implementation of any scheme will still need to follow formal planning process and go through the consultation process. Historic England confirmed that they did not object to the LDO as such, but we would like their previous concerns for the plans as proposed for Parcel G to remain as part of our comments.</td>
<td>CEC have since updated the Heritage Impact Assessment and LDO Design Statement based upon discussions with Historic England and amended the wording in the LDO. A heritage statement is required for compliance within condition AHC4. Poorly conceived designs will not meet the requirements of the LDO and associated design statement.</td>
</tr>
</tbody>
</table>
APPENDIX XII – Site Notices April 2017

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (Article 38)

Applicant: Cheshire East Council
Location: Northside

Proposal: Adoption of a Local Development Order (LDO) to identify Brownfield sites which are deemed appropriate for future residential development (with the potential to be delivered within a 5 year period following adoption of the LDO)

Details of the proposals can be viewed online at:
- http://www.cheshireeast.gov.uk/planning/spatial_planning/local-development-orders-ldos.aspx; and
- Hard copies at Macclesfield Library, Jordangate, Macclesfield, SK10 1EE

Comments on these proposals can be made online at:
- https://surveys.cheshireeast.gov.uk/s/MaccLDOSUb/ until Friday 28th April; and
- Comments can then be e-mailed after this period to: MacclesfieldLDOs@cheshireeast.gov.uk

Any comments received will be taken in to account when the LDO is finalised for adoption. Full details of all those comments received (and appropriate responses) will be made available within the Statement of Consultation which is to be prepared once the Public Consultation has closed.
If you would like to discuss the LDO proposals in more detail please contact Karen Carsberg (Strategic Housing Manager) or Sophie Williams (Senior Planning Officer) directly on 01270 685893.

**TOWN AND COUNTRY PLANNING ACT 1990**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (Article 38)**

**Applicant:** Cheshire East Council  
**Location:** Whalley Hayes

**Proposal:** Adoption of a Local Development Order (LDO) to identify Brownfield sites which are deemed appropriate for future residential development (with the potential to be delivered within a 5 year period following adoption of the LDO)

Details of the proposals can be viewed online at:
- [http://www.cheshireeast.gov.uk/planning/spatial_planning/local-development-orders-ldos.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/local-development-orders-ldos.aspx); and
- Hard copies at Macclesfield Library, Jordangate, Macclesfield, SK10 1EE

Comments on these proposals can be made online at:
- [https://surveys.cheshireeast.gov.uk/s/MaccLDOSUb](https://surveys.cheshireeast.gov.uk/s/MaccLDOSUb) until Friday 28th April; and
- Comments can then be e-mailed after this period to: MacclesfieldLDOs@cheshireeast.gov.uk

Any comments received will be taken in to account when the LDO is finalised for adoption. Full details of all those comments received (and appropriate responses) will be made available within the Statement of Consultation which is to be prepared once the Public Consultation has closed.
If you would like to discuss the LDO proposals in more detail please contact Karen Carsberg (Strategic Housing Manager) or Sophie Williams (Senior Planning Officer) directly on 01270 685893.
March 27, 2017

**News Release**

**Council’s fresh consultation on LDOs and the vision for Macclesfield town centre living**

A second statutory period of public consultation is about to get underway to seek the views of local people on a long-term council vision aimed at promoting town-centre living in Macclesfield.

With Cheshire East Council committed to prioritising brownfield development, where possible, the authority is seeking views on the adoption of two local development orders and the evidence base gathered to support these.

Currently, the Whalley Hayes and Northside areas of the town centre are identified as locations where local development orders (LDOs) could be progressed. If approved they would streamline the planning process for applicants as, within the LDO process, much of the technical work required would be completed by the council.

The local development order would give property owners within the zone the opportunity to bring forward their land for new housing schemes on the basis that planning consent would be pre-determined in principle. The local development order would expire after five years.

The statutory consultation period is to sound out the opinions of Macclesfield residents, businesses, ward councillors and stakeholders and this will take place over four weeks, beginning on March 29 until April 28. Documents prepared to support the LDOs can be viewed by visiting [http://bit.ly/2nsITrK](http://bit.ly/2nsITrK)

The consultation will include two drop-in events to be held at Macclesfield Town Hall on April 4 and Macclesfield Library on April 25. All comments and feedback received during consultation will be considered. Any decision to adopt the LDO process must then go before the council’s Strategic Planning Board.

Councillor Ainsley Arnold, cabinet member for housing and planning said: “This is the second phase in a consultation process and we do hope that Macclesfield residents and businesses will give us their feedback and engage with us in this important exercise.”

Residential-led LDOs were introduced by central government to stimulate redevelopment of brownfield sites and enable local authorities to make certain town centre schemes more attractive to prospective developers.

The council has set up a dedicated email address for people who wish to find out more or register their interest in attending one of the drop-in sessions. It is macclesfieldidos@cheshireeast.gov.uk

**ENDS**

**Media Relations Officer:** Trevor Green  
**Direct line:** 01270 686624  
**Mobile:** 07815 008272  
**Email:** trevor.green@cheshireeast.gov.uk
APPENDIX XIV – Newsletter March 2017

Macclesfield Local Development Orders (LDOs) Update - March 2017

Considerable progress has been made with the LDO project, with adoption of the LDOs anticipated during Summer 2017. This newsletter outlines the steps that have been taken so far and details what remains to be done prior to adoption.

**Update so far**

- Public consultation on the red line boundaries of the LDOs took place from August to September 2016. Details of this public consultation including the Statement of Consultation can be found on the Council's website.
  

- Ongoing engagement with landowners, interested parties and internal colleagues to ensure final boundaries are correct and take into account different land ownerships.

- Preparation of Evidence Base documents for the LDO including Traffic Generation Analysis, EIA, Air Quality and Design Statement.

- Parameters and Masterplanning work carried out to consider the type of development that is achievable for parcels within the LDO areas.

- Documents currently being prepared to form part of the Formal LDO including the LDO Consent Order. Work has been carried out with internal colleagues to look at likely conditions that will be contained within the Consent Order.

**Next Steps**

- Finalisation of Evidence Base documents ready for the information to be fed into Consent Order and used for public consultation.

- 28 day Public Consultation will run from 29th March until 28th April. Drop-in sessions have been arranged for:
  
  Tuesday 4th April - Macclesfield Town Hall 14:00 - 19:00
  
  Tuesday 28th April - Macclesfield Library 14:00 - 19:00

- Amendments to be made to the LDO following Public Consultation and report prepared for Strategic Planning Board.

- Decision to adopt the LDOs will be made at Strategic Planning Board in Summer 2017.

Any queries can be sent to MacclesfieldLDOs@cheshireeast.gov.uk
Date:

Dear Sir / Madam,

MACCLESFIELD LOCAL DEVELOPMENT ORDER (LDO) – PUBLIC CONSULTATION

I am writing to inform you as a neighbour of the proposals that there will be a period of Public Consultation taking place on the proposed LDOs for Macclesfield. This consultation is anticipated to run from Wednesday 29th March until Friday 28th April 2017. The documents that are being consulted on are available to view online at the link below and will also be available to view in hard copy format at Macclesfield Library (Jordangate, Macclesfield, Cheshire, SK10 1EE):


Comments on the LDOs can be submitted to the Council by way of a survey which has been set up and available at the link below:

http://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/consultations.aspx

In addition to this, the Council are holding two ‘drop-in’ sessions to allow members of the public to discuss the proposals and ask any questions they may have of Council Officers. The details of the sessions are as follows:

<table>
<thead>
<tr>
<th>Date</th>
<th>Location</th>
<th>Time(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tuesday 4th April</td>
<td>Macclesfield Town Hall (Council Chamber), Macclesfield, Cheshire, SK10 1EA</td>
<td>14:00 until 19:00</td>
</tr>
<tr>
<td>Tuesday 25th April</td>
<td>Macclesfield Library (Room A), Jordangate, Macclesfield, Cheshire, SK10 1EE</td>
<td>14:00 until 19:00</td>
</tr>
</tbody>
</table>

Should you wish to attend one of these sessions but are unable to do so, or if you have any further questions, the Council have a dedicated email address to receive questions (MacclesfieldLDOs@cheshireeast.gov.uk). Alternatively please do not hesitate to contact me on the details below.

Yours faithfully,

Sophie Williams
Senior Planning Officer
Tel. 01270 685678 E-mail. Sophie.Williams@cheshireeast.gov.uk

All other enquiries 0300 123 5500  www.cheshireeast.gov.uk
Date: 25th April 2017

Hand Delivered

Dear Sir / Madam,

MACCLESFIELD LOCAL DEVELOPMENT ORDER (LDOs) – PUBLIC CONSULTATION

Further to my earlier correspondence (as distributed on 30th March 2017). I am writing to inform you as a neighbour of the proposals that the current period of Public Consultation which is taking place on the proposed LDOs is expected to continue until Friday 28th April 2017.

However, following comments which have been received to the Consultation to date we have decided to leave the Public Consultation open for a further 14 day period to allow for further comments to be made to assist us in this process going forward. As with before:

- Documents are able to view in hard copy format at Macclesfield Library (Jordangate, Macclesfield, SK10 1EE);
- Documents can be viewed online at: http://www.cheshireeast.gov.uk/planning/spatial_planning/local-development-orders-ldos.aspx
- Comments can be made directly to the online survey until Friday 28th April 2017 at the following link: https://surveys.cheshireeast.gov.uk/s/MaccLDOSUb/;
- After that date comments can then be e-mailed to: MacclesfieldLDOs@cheshireeast.gov.uk

If you have any further questions on the proposals please direct these to the e-mail address above. Alternatively please do not hesitate to contact myself (Sophie Williams, Senior Planning Officer) or Karen Carsberg (Strategic Housing Manager) directly on 01270 685893.

Yours faithfully,

Sophie Williams
Senior Planning Officer
APPENDIX XVII – LDO Survey March 2017

Macclesfield LDO Sub-Area Survey

Introduction

The Council intends to adopt two Local Development Orders (LDOs) within Macclesfield Town Centre. An LDO is a planning tool aimed at streamlining the planning process by approving in principle residential development within defined areas. As a result, sites identified within the LDOs would not be required to submit a full planning application for these uses, only details of the intended scheme (design, layout, access etc) would need to be submitted which would then be approved by the Local Planning Authority, within 28 days. Frequently Asked Questions (FAQs) on the LDOs can be found on the Cheshire East website.

The Council previously carried out a period of Public Consultation on the proposed red line boundaries in Summer 2016. Further consultation is now required on the evidence base that has been prepared to support the LDOs prior to a decision being made on whether to adopt them, which is programmed during Summer 2017. More information can be found on the Cheshire East website. This survey should be completed after consideration of the Formal LDO Consent Order and the content of the Design Statement, both of which are available to view at the link above.

Please respond by 5pm on Friday 28th April 2017

As part of this period of Public Consultation, drop-in sessions are also being held on Tuesday 4th and Tuesday 25th April 2017, please contact MacclesfieldLDOs@cheshireeast.gov.uk should you wish to register your interest in attending and to find out more details.

Your personal information will be held and used in line with the Data Protection Act 1998. Cheshire East Council will use the data you provide solely for the purpose of this consultation and to guide decision making. We will not pass on your details to any other third parties without your prior consent.
Sub-Area A

1. To what extent do you agree or disagree with...

   - the proposed land-uses and overall density of development for this sub-area?
   - the scale of development (e.g. building height, volume etc.) proposed for this sub-area?
   - car parking provision proposed for this sub-area, given the town centre location?
2. What other considerations would you like to see reflected in the proposals for this sub-area?

Sub-Area B

3. To what extent do you agree or disagree with...

- the proposed land-uses and overall density of development for this sub-area?
- the scale of development (e.g. building height, volume etc.) proposed for this sub-area?
- car parking provision proposed for this sub-area, given the town centre location?
4. What other considerations would you like to see reflected in the proposals for this sub-area?

Sub-Area C

5. To what extent do you agree or disagree with...

...the proposed land-uses and overall density of development for this sub-area?

...the scale of development (e.g. building height, volume etc.) proposed for this sub-area?

...car parking provision proposed for this sub-area, given the town centre location?
6. What other considerations would you like to see reflected in the proposals for this sub-area?

Sub-Area D

7. To what extent do you agree or disagree with...

...the proposed land-uses and overall density of development for this sub-area?

...the scale of development (e.g. building height, volume etc.) proposed for this sub-area?

...car parking provision proposed for this sub-area, given the town centre location?
8. What other considerations would you like to see reflected in the proposals for this sub-area?

Sub-Area E

9. To what extent do you agree or disagree with...

- ...the proposed land-uses and overall density of development for this sub-area?
- ...the scale of development (e.g. building height, volume etc.) proposed for this sub-area?
...car parking provision proposed for this sub-area, given the town centre location?

10. What other considerations would you like to see reflected in the proposals for this sub-area?

<table>
<thead>
<tr>
<th>Definitely agree</th>
<th>Tend to Agree</th>
<th>Neither agree nor disagree</th>
<th>Tend to Disagree</th>
<th>Definitely disagree</th>
<th>DK / no opinion</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
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</table>

Sub-Area F

11. To what extent do you agree or disagree with...

<table>
<thead>
<tr>
<th>Definitely agree</th>
<th>Tend to Agree</th>
<th>Neither agree nor disagree</th>
<th>Tend to Disagree</th>
<th>Definitely disagree</th>
<th>DK / no opinion</th>
</tr>
</thead>
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</tr>
</tbody>
</table>

...the proposed land-uses and overall density of development for this sub-area?
...the scale of development (e.g. building height, volume etc.) proposed for this sub-area?

...car parking provision proposed for this sub-area, given the town centre location?

12. What other considerations would you like to see reflected in the proposals for this sub-area?

Sub-Area G

13. To what extent do you agree or disagree with...
...the proposed land-uses and overall density of development for this sub-area?

...the scale of development (e.g. building height, volume etc.) proposed for this sub-area?

...car parking provision proposed for this sub-area, given the town centre location?

14. What other considerations would you like to see reflected in the proposals for this sub-area?

<table>
<thead>
<tr>
<th>Definitely agree</th>
<th>Tend to Agree</th>
<th>Neither agree nor disagree</th>
<th>Tend to Disagree</th>
<th>Definitely disagree</th>
<th>DK / no opinion</th>
</tr>
</thead>
</table>

Sub-Area H

![Map of Sub-Area H](image_url)
15. To what extent do you agree or disagree with...

<table>
<thead>
<tr>
<th>Definitely agree</th>
<th>Tend to Agree</th>
<th>Neither agree nor disagree</th>
<th>Tend to Disagree</th>
<th>Definitely disagree</th>
<th>DK / no opinion</th>
</tr>
</thead>
</table>

...the proposed land-uses and overall density of development for this sub-area?  
...the scale of development (e.g. building height, volume etc.) proposed for this sub-area?  
...car parking provision proposed for this sub-area, given the town centre location?

16. What other considerations would you like to see reflected in the proposals for this sub-area?

Sub-Area I
17. To what extent do you agree or disagree with...

<table>
<thead>
<tr>
<th>Definitely agree</th>
<th>Tend to Agree</th>
<th>Neither agree nor disagree</th>
<th>Tend to Disagree</th>
<th>Definitely disagree</th>
<th>DK / no opinion</th>
</tr>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

...the proposed land-uses and overall density of development for this sub-area?

...the scale of development (e.g. building height, volume etc.) proposed for this sub-area?

...car parking provision proposed for this sub-area, given the town centre location?

18. What other considerations would you like to see reflected in the proposals for this sub-area?

19. To what extent do you agree or disagree that the proposed conditions of the LDOs are appropriate?

- [ ] Definitely agree
- [ ] Tend to agree
- [ ] Neither agree nor disagree
- [ ] Tend to disagree
- [ ] Definitely disagree
- [ ] Don't know/ no opinion

Are there any conditions that you think should also be included?

20. To what extent do you agree or disagree with the proposed scope of the Design Statement?

- [ ] Definitely agree
- [ ] Tend to agree
- [ ] Neither agree nor disagree
- [ ] Tend to disagree
- [ ] Definitely disagree
DK / no opinion

Do you have additional comments for elements that should be included?

21. Do you have any general comments to make about the other evidence base documents which have been prepared to support the LDOs?

About You: Optional

Cheshire East Borough Council is committed to the principle that all our customers have the right to equality and fairness in the way they are treated and in the services that they receive. It would help us to check that we are providing services fairly if you would answer the questions below.

You do not need to answer any of the following questions if you do not wish to, and you will not be affected in any way if you choose not to answer any, or some, of the questions.

Any information you do give will be used to see if there are any differences in views for different groups of people, and to check if services are being delivered in a fair and accessible way. We will follow our Data Protection Act guidelines to keep your information secure and confidential.

22. Which of the following best describes you?

- A Local Resident
- A local business
- A member of a voluntary or community organisation
- An elected town or parish councillor in Cheshire East
- An elected Member of Cheshire East
- Other (please specify):

23. If you are responding on behalf of a group, organisation or club please state the name and postcode in the box below (you do not need to complete the rest of the 'About you' section).

Name of group, organisation or club:

Postcode:

24. What is your gender?
☐ Male
☐ Female
☐ Prefer not to say
☐ If you prefer to use your own term please provide this here:

25. What age group do you belong to?

☐ 16-24  ☐ 55-64
☐ 25-34  ☐ 65 and over
☐ 35-44  ☐ Prefer not to say
☐ 45-54

Thank you for taking the time to answer this survey.

Please return completed paper surveys to:
F.A.O Sophie Williams
Cheshire East Council
Senior Planning Officer
c/o Municipal Buildings,
Earle Street,
Crewe
CW1 2B
4.2. The following table provides a summary of the responses received and a response to each issue and concern considered.

<table>
<thead>
<tr>
<th>Topic matter</th>
<th>Summary of Response</th>
<th>Response</th>
<th>Proposed Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conditions/ Limitations</td>
<td>Concerns were raised over the number of conditions/limitations to the Order</td>
<td>These conditions/limitations are necessary to address a particular environmental or amenity issue that could cause harm in the absence of this control. The Macclesfield LDO will be reviewed after two years to assess its progress and ascertain if it should continue in its current form, be amended, or revoked.</td>
<td>No change.</td>
</tr>
<tr>
<td>LDO and other development</td>
<td>Concern was raised whether the LDO will be used as a development management tool to assess or resist otherwise acceptable developments.</td>
<td>Development proposals that do not fall within the prescribed criteria of the Macclesfield LDO Consent Order may still be acceptable in planning terms. In such circumstances proposals that do not conform to the LDO would need to secure planning permission through the normal planning application process. Accordingly such proposals would be considered in the context of local and national planning policies.</td>
<td>No change.</td>
</tr>
<tr>
<td>Boundary line for Whalley Hayes</td>
<td>Figure ii.12, 13 and 14 of the Whalley Hayes Strategic Design Statement includes No. 68 King Edward Street within the boundary and should be amended</td>
<td>No.68 King Edward Street shall be removed from the LDO boundary in the Whalley Hayes Strategic Design Statement.</td>
<td>Change Figure ii.12, 13 and 14 of the Whalley Hayes Strategic Design Statement to exclude No.68 King Edward Street.</td>
</tr>
</tbody>
</table>