

Cheshire East Local Plan

Local Development Scheme 2020-2022

With effect from 16 February 2021





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1 Introduction

1.1 This is the seventh Local Development Scheme, which sets out a programme and timetable for the preparation of documents for the Cheshire East Local Plan up to 2022.

2 The proposed Cheshire East Local Plan

2.1 The adopted Local Plan, together with any Neighbourhood Development Plans that are 'made', will be the Development Plan for Cheshire East, and its policies will form the basis for planning decisions in the borough.

2.2 The Local Plan for Cheshire East ⁽¹⁾ will consist of four key documents. These are:

- The Local Plan Strategy (adopted July 2017) which includes overarching strategic objectives, policies, sites and locations for development;
- The Site Allocations and Development Policies Document which will form the second part of the Local Plan, supporting the Local Plan Strategy through setting detailed policies and allocating non-strategic sites;
- The Minerals and Waste Development Plan Document which will set out policies for dealing with Minerals and Waste including the identification of specific sites and areas; and
- The Crewe Hub Area Action Plan which will set out policies and proposals to manage future development at Crewe Railway Station and its immediate environs. Unlike the other three documents which are Borough-wide (outside the National Park) it will only cover a small area in the environs of Crewe Railway Station.

2.3 The Local Plan is supported by a policies map which shows how policies will apply across the area. It will be updated when each part of the Local Plan is adopted.

2.4 Further information about Neighbourhood Development Plans in Cheshire East can be found [here](#).

2.5 Supplementary Planning Documents may also be prepared to provide guidance on the implementation of key policies.

2.6 The policies in the adopted Local Plans of the former constituent local authorities that remain in use will be replaced as further parts of the Local Plan, listed in paragraph 2.2 above, are adopted.

2.7 Local planning authorities are required to carry out a review of the policies within their Local Plans no later than 5 years from adoption to assess whether they need updating. For the Local Plan Strategy this period ends on 26 July 2022. The Council intends to adopt a new Local Plan well ahead of 2030, which is the end of the Local Plan Strategy plan period. The period covered by the new plan will extend beyond 2030. The timetable for a Local Plan update will be informed by the findings of the review. However, it is now expected that the way in which this plan is prepared and the timetable for preparing it may be governed by the

1 The portion of Cheshire East located within the Peak District National Park is subject to the Park Authority's Planning Policies

new legislative and policy framework envisioned in the White Paper: Planning for the Future (August 2020). The Council is committed to maintaining an up-to-date Local Plan through its timely update to best ensure that new development is achieved in a plan-led way.





3 Schedule of Development Plan Documents

Title	Description	Geographic coverage	Key policy context	Local Plan preparation (Reg 18)	Publication	Submission	Pre-examination meeting	Independent examination	Inspector's report	Adoption
Local Plan Strategy DPD (Adopted)	Vision, objectives and strategy for the spatial development of the area, and includes strategic sites and strategic development policies	Cheshire East outside the National Park	NPPF, NPPG and National Planning Policy for Waste	April 2009 to March 2014	March / April 2014	May 2014	July 2014	September 2014 – June 2017	20 June 2017	27 July 2017
Site Allocations and Development Policies DPD	Detailed policies and non-strategic site allocations	Cheshire East outside the National Park	Local Plan Strategy, NPPF, NPPG	4 th Quarter 2016 to 3 rd Quarter 2019	Initial publication draft 3 rd Quarter 2019. Revised publication draft 4 th Quarter 2020.	2 nd Quarter 2021	2 nd Quarter 2021	3 rd Quarter 2021	1 st Quarter 2022	1 st Quarter 2022
Minerals and Waste Development Plan Document	Policies for dealing with minerals and waste and the identification of specific sites for minerals / waste management	Cheshire East outside the National Park	Local Plan Strategy, NPPF, NPPG, National Planning Policy for Waste, National Waste	4 th Quarter 2016 to 2 nd Quarter 2022	2 nd Quarter 2022	4 th Quarter 2022	1 st Quarter 2023	1 st Quarter 2023	2 nd Quarter 2023	3 rd Quarter 2023

Title	Description	Geographic coverage	Key policy context	Local Plan preparation (Reg 18)	Publication	Submission	Pre-examination meeting	Independent examination	Inspector's report	Adoption
Crewe Hub Area Action Plan	Policies to manage development around Crewe Railway Station and its immediate environs.	The environs of Crewe Railway Station	Management Plan for England Local Plan Strategy, NPPF, NPPG	3 rd Quarter 2018 to 1 st Quarter 2022	1 st Quarter 2020 Representations period not concluded due to Covid-19 situation. Need to re-publish with possible revisions. Estimated 1 st Quarter 2022	3 rd Quarter 2022	4 th Quarter 2022	4 th Quarter 2022	1 st Quarter 2023	2 nd Quarter 2023





Appendix A Glossary of terms

Adoption	The final approval of a Local Plan document by the council after the document has been through all of the stages in its preparation including independent examination. Once a Local Plan document has been adopted it becomes part of the statutory development plan which is the starting point for making planning application decisions.
Area Action Plan	Area Action Plans are a type of Development Plan Document providing a planning framework for a specific area of opportunity, change or conservation. Area Action Plans give a geographic or spatial dimension and focus for the implementation of policies for that area.
Development Plan	This comprises all of the Local Plan documents that have been adopted and the Neighbourhood Development Plans that have been 'made'. The development plan is, by law, the starting point for making planning application decisions.
Independent examination	This is the process by which a Local Plan document is independently assessed by a Planning Inspector. It involves a round table discussion into whether the Local Plan document has met all of the relevant legal requirements and meets the tests of 'soundness' as set out in the NPPF (positively prepared, justified, effective and consistent with national policy).
Inspector's report	This follows the examination of the Local Plan document. It sets out the inspector's conclusions about whether the Local Plan document has met all the relevant legal requirements and is 'sound' (positively prepared, justified, effective and consistent with national policy). It is accompanied by a schedule of recommended main modifications - amendments that the Inspector considers need to be made to the Local Plan document to address any legal and/or 'soundness' issues.
Local Plan	This is the plan that guides the scale, type and location of development across the borough. It also includes policies to achieve good design, safeguard the environment, promote well-being and achieve economic and housing growth. It is drawn up by the council, informed by public consultation and scrutinised through independent examination.
Local Plan preparation (Reg 18)	This stage involves evidence gathering and initial public consultation to obtain feedback on emerging policy options and proposals.
Local Development Scheme (LDS)	A programme setting out the Local Plan documents that the council intends to prepare and when.



National Planning Policy Framework (NPPF)	This is the government's national planning policy. Local Plan documents should be consistent with national planning policy.
Publication	This is the stage at which the council publishes its full, final draft of the Local Plan document for six weeks public consultation. It should be the version of the document that it intends to submit for examination.
Submission	This follows the publication stage and is the point at which the Local Plan document is formally submitted for independent examination by a Planning Inspector.
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.