Cheshire East Local Plan – Scoping Consultation
Representations by Planning Prospects on behalf of Lovel Developments

Scoping Section/Topic	Response
Local Plan Period	Support the proposed plan period to 2045 which would be a period which would best achieve long term planning. The NPPF states that Local Plans should plan for "no less than' 10 years. This does not mean that this Local Plan should merely plan for 10 years. The 15 year period from adoption remains appropriate.
Planning for Growth	National policy requires the new local plan to make provision for new housing employment and other developments but the approach of government is one which is seeking to achieve growth and therefore a positive and proactive approach should be taken in the Local Plan to achieving such growth. The Local Plan should not be used as a tool of constraint and restraint on new development but should be used as a positive measure to deliver the levels of growth which the country and Cheshire East needs. Growth will benefit the local population socially and economically.
Settlement Hierarchy and Spatial Distribution	The suggested approach to identifying a settlement hierarchy is noted where the current Local Plan currently sets four tiers within its settlement hierarchy and a strategy for development associated with that. The new plan needs to recognise that whilst the sustainability of settlements is important, all settlements should accommodate some meaningful levels of development and therefore benefit from the economic and social benefits which such growth can bring. Whilst also recognising that the level of existing services and facilities within settlements links to their suitability to accommodate further growth, it is also important that settlements are highlighted for growth where they have sustainable and growth advantages such as proximity to the motorway network or other characteristics which support growth. Settlements can also be made more sustainable with further growth, not just planning for the current hierarchy. This where new development can deliver local infrastructure improvements and enhance settlements.
Housing	The scale and need for additional housing has significantly increased with the new standard

	method for calculating need. The country is in a national housing crisis. Affordability of housing within Cheshire East is a significant challenge which the scoping document recognises with many households unable to access market housing. There is a significant shortage of affordable housing. National policy requires the Local Plan to meet as a 'minimum' the local housing need but this local plan should respond more positively and proactively by exceeding the minimum levels of need. Exceeding the minimum need for housing has the additional benefits of housing, adds to growth and addressing housing affordability by greater supply.
Housing Mix	A range of housing types and tenures is needed in order to provide a diverse mix. The plan should not however be unduly prescriptive on mix particularly where policy compliant affordable housing needs are being provided for within a development.
Housing Diversification	Support is given to the need for a broader range of small and medium sized sites where this Local Plan will need to align to national policy which sets requirements for such. A broader range of sites will spread the benefits of housing delivery and also provide for a greater choice and range of sites to those in need of housing as well as the market. A broader range of sites will assist in delivering housing growth particularly early in the plan period.
Employment and Economy	A key challenge for this plan will be to ensure that Cheshire East has a strong and resilient economy. This aligns to national policy which links planning to the national agenda for growth - a key aspects of sustainable development is an economic dimension. It is essential that the new Local Plan provides a range and healthy supply of new employment opportunities within Cheshire East and focuses on locations which are attractive to the market, in demand and align to recognised market needs. Whilst Cheshire East has a link to some major employers it is also important that the economic growth proposals within the plan align to key growth sectors including storage and distribution uses and the range of new buildings which are essential for the

	modernisation and important to businesses within the economy. A key attribute of Cheshire East is its communication corridor along the M6 and sites should have good access to the motorway network particularly for storage and distribution and other linked uses
Transport and Infrastructure	Transport and infrastructure are essential to supporting sustainable communities and are also one important aspect to identify appropriate locations for both housing and employment growth. Access to the strategic highway network as well as other key transport infrastructure is important for directing growth however the plan could also provide identify locations would could start or contribute to longer term objectives for highway and transportation improvements.