

<b>1 Introduction</b> .....	<b>2</b>
<b>2 Next Steps</b> .....	<b>4</b>
<b>3 Vision</b> .....	<b>5</b>
<b>4 Objectives</b> .....	<b>6</b>
<b>5 Strategy for Sandbach</b> .....	<b>8</b>
<b>6 Development Options</b> .....	<b>10</b>
<b>7 Town Centre</b> .....	<b>18</b>
<b>8 Infrastructure Priorities</b> .....	<b>20</b>
<b>9 Further Information</b> .....	<b>21</b>
<b>10 Glossary</b> .....	<b>22</b>





## 1 Introduction

**1.1** This Town Strategy for Sandbach has been produced by representatives of the local community working closely with Cheshire East Council. The document was agreed by Sandbach Town Council, subject to changes to the infrastructure priorities, at its meeting held on 21st August 2012, with the exception of section 6 Development Options. The Town Council said:

*'There are so many imponderables; the Council is unable to validate the development options at this stage. The Council has taken into account the number of houses currently having planning permission, being determined or subject to on-going appeals and considers further robust evidence is required to demonstrate a need for any additional housing allocation, subject to an over-riding maximum of 500 additional houses to be added to the existing commitment.'*

**1.2** The Town Strategy will feed into the Cheshire East Local Plan, which will set the planning policies in Cheshire East to 2030.

### National Planning Policy Framework

**1.3** The new [National Planning Policy Framework](#) (NPPF) encourages Local Authorities to have an up-to-date Local Plan in place as soon as possible. It says the purpose of planning is to help achieve sustainable development. 'Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations.' 'Development means growth...we must house a rising population...our lives and the places in which we live them can be made better, but they will certainly be worse if things stagnate.'

**1.4** The [National Planning Policy Framework](#) also says that Local Authorities should use their evidence base to make sure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. It identifies the need for planning to encourage and not act as an impediment to sustainable growth. Local Authorities should plan proactively to meet the development needs of business and support an economy for the 21st century.

### Local Plan

**1.5** The Local Plan will be the new Development Plan for Cheshire East. It will contain planning strategy, policies and site allocations. It will be accompanied by an Infrastructure Plan that will set out the transport, social (for example schools) and other infrastructure required to support development.

**1.6** The Local Plan will look at the social, economic and environmental needs of each town. It will help to deliver economic growth by identifying and unlocking development opportunities, and help us to co-ordinate the delivery of new and improved roads, public transport and utilities. It will help to improve our environment by setting improved design standards for new development; protecting nature conservation areas; promoting parks and open spaces; safeguarding heritage assets, such as Listed Buildings; encouraging the generation of renewable energy; and safeguarding the countryside by focusing development to the towns and larger villages.



**1.7** The Local Plan will consider how much housing is needed, including the mix of types and sizes of new homes. It will look at possible sites and consider associated needs for new and improved schools and community facilities. It will also consider the needs for other types of land-use, such as employment, retail and leisure uses.

**1.8** The [National Planning Policy Framework](#) is clear that at the heart of the planning system, there is a 'presumption in favour of sustainable development'. The Local Plan will enable the Council to guide this sustainable development to the most appropriate locations in Cheshire East, and to make sure that all new development contributes to future infrastructure needs. However, there will be tough choices to be made about where development should go.

## Town Strategy for Sandbach

**1.9** During 2011, Cheshire East Council sought the views of residents, workers, visitors and shoppers on what they most liked about their town or village and what they wanted to see improved. This was called the [Place Shaping Consultation](#). In Sandbach, responses to the consultation indicated that the things people most liked about the town were the town centre as a whole, the appearance of the town and that it enjoys a strong sense of community. Shopping facilities, traffic levels, job prospects and employment opportunities were identified as being of most need of improvement in the town.

**1.10** Following on from the Place Shaping Consultation, the Council has been working closely with the local community to develop this Strategy to guide the future planning of Sandbach. Three workshops have been held with a Panel of representative stakeholders including the Town Council, Sandbach Partnership, business groups, an adjoining Parish Council, Cheshire East Councillors and other environmental and community groups.

**1.11** The workshops discussed how the Town Strategy should meet the future needs of the town to make it an even better place over the next 20 years. Figure 1.1 shows what was discussed at each workshop.



Figure 1 Content of Workshops



**1.12** This Town Strategy, as agreed by the Stakeholder Panel and by Sandbach Town Council, sets out a Vision for Sandbach, looking at what the town should be like by 2030. Following on from the Vision are a number of Objectives needed to realise the Vision, and a set of specific aims which add detail to the Objectives. The draft Town Strategy also identifies a number of possible areas that may be suitable for future development.

**1.13** This document was published for consultation to seek the views of the local community, businesses and other stakeholders

## 2 Next Steps

**2.1** The Town Strategy document will form part of a suite of documents and assessments that will inform the Cheshire East Local Plan. The Local Plan will be made up of a number of key documents, including the Core Strategy, Site Allocations Plan and Infrastructure Plan. Figure 2 highlights the relationship of the Town Strategy document to the Local Plan. This shows how the Town Strategy will provide a steer to the content and direction of the Local Plan.

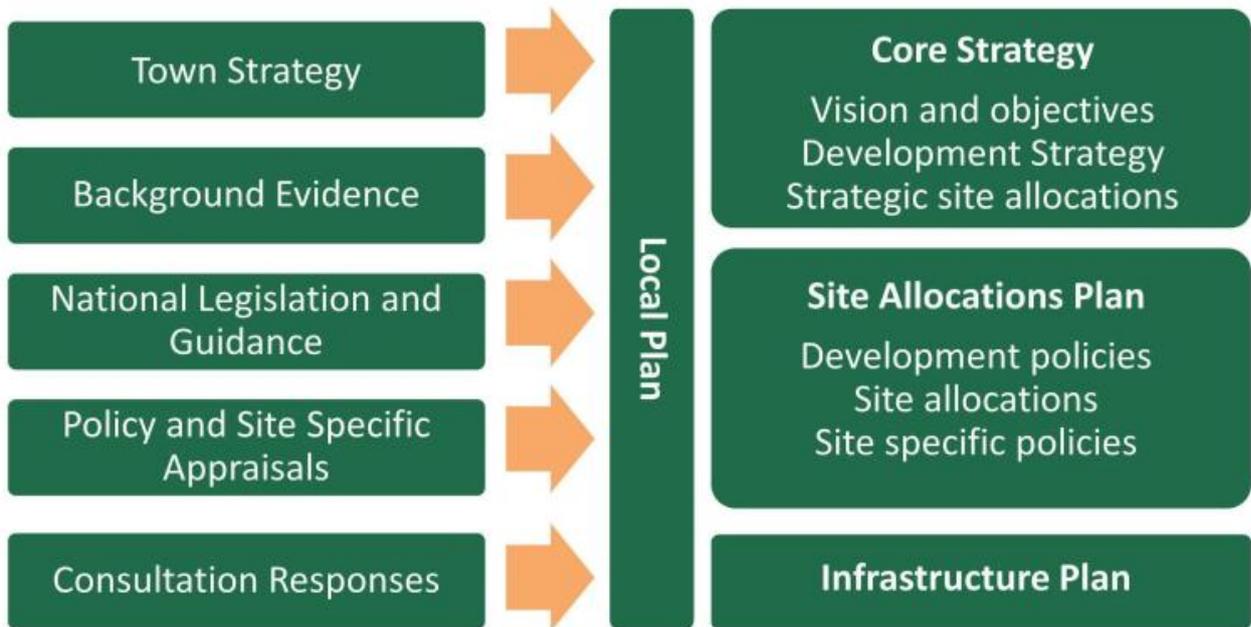


Figure 2 Relationship of the Town Strategy to the Local Plan



### 3 Vision

#### Vision

Sandbach is a thriving market town with a treasured historic heart. The Vision for the town is:

***"By 2030 Sandbach will continue to be a traditional, family friendly, well-connected market town. The economy will be vibrant and eco-friendly and whilst protecting the environment there will have been measured growth appropriate to the scale of the town delivered through a range of businesses and tourism.***

***Sandbach will have a unique sense of place maintained through carefully planned and well designed development focused on ensuring its economic viability, supported by modern initiatives that build sustainable, safe, healthy and stable communities, with a high quality of life".***



## 4 Objectives

### Objectives for Realising the Vision

#### Objective 1: Economy

- To provide an adequate supply of suitably located employment land and buildings in order to attract new businesses and allow existing businesses to grow.
- To develop and promote opportunities for the visitor economy.

#### Objective 2: Town Centre

- To enhance and promote the town centre, through improvements to its appearance and the support of the existing retail provision.
- To create a town centre that is accessible for all.

#### Objective 3: Housing

- To provide the opportunity for everyone to live in a good quality home, which they can afford, through a mix of housing types and tenures.
- To encourage the development of energy efficient homes.

#### Objective 4: Transport

- To provide an integrated transport system that provides access for all, creating sustainable links within and beyond the town.

#### Objective 5: Community Facilities

- To deliver new or improved accessible indoor and outdoor sports and youth facilities and open space.
- To promote and enhance the town's community and leisure facilities, which will be accessible for all.



## Objective 6: Environment

- To preserve and enhance Sandbach's historic environment, in particular the town centre, and the ecology of the natural environment.
- To promote energy efficiency and the use of renewable energy in all developments.
- To promote the use of a sequential approach to development through a brownfield first policy.



## 5 Strategy for Sandbach

5.1 To achieve the Vision for Sandbach it is necessary to:

### Theme 1: Economy

- Deliver additional employment land by 2030 to provide informed, planned and controlled growth for a range of businesses.
- Encourage employment opportunities, support small and medium employers in the town and aim to retain young people and the working population.
- Promote tourism opportunities within and on the outskirts of the town, emphasising the role of the canal and facilities for touring caravans and support the creation of a marina.
- Investigate the feasibility of the relocation of the Royal Mail Sorting Office to elsewhere in the town, for example the proposed business park adjacent to Junction 17 of the M6.

### Theme 2: Town Centre

- Build on the town's reputation as a market town and its unique shopping experience, including the modernisation and promotion of the market and investigate the feasibility of its relocation to Market Square.
- Support existing small retailers and businesses in the town.
- Maintain free parking in the town's public car parks and investigate the potential for the replacement of the Commons car park at the former petrol filling station area on Congleton Road and the reinstatement of a village green in its place.
- Enhance the town centre's appearance and make sure that the town has inclusive access for all.
- Promote the role of the town centre as a popular shopping destination, encouraging a balance between attracting national retailers and supporting existing independent retailers.
- Encourage residential use on upper floors in the town centre.
- Encourage a 'town centre first' policy for retail uses.

### Theme 3: Housing

- Deliver in the order of 500 homes on new sites by 2030, in addition to sites that are regarded as housing commitments (see paragraph 6.3).
- Maintain a balanced population in terms of its age structure.
- Provide a mix of housing types and tenures, including affordable and elderly persons housing, to meet current and future identified needs.
- Encourage the development of mixed use developments with new housing located in close proximity to employment uses.

### Theme 4: Transport

- Review the amount of traffic flowing through the town centre.
- Deliver improvements to Junction 17 of the M6 to address safety and congestion issues and to open up employment opportunities in that area.
- Investigate the provision of a shuttle bus service for housing and employment areas, a park and ride facility or traffic calming/shared surface/pedestrianisation measures along High Street.



- Make sure that transport modes alternative to the car are accessible for all and provide walking and cycling information for users.
- Encourage transport, pedestrian and cycle links between facilities in and beyond the town and deliver a car sharers car park for those using the M6.
- Deliver a Travel Plan for the town and the rural areas and prepare an Improvement Plan for cycling.
- Improve railway station facilities, including additional car parking provision, rail access for all and enhance connections from the railway station to the town centre.

## **Theme 5: Community Facilities**

- Encourage new development to provide green areas, including a village green.
- Safeguard the Town Park.
- Promote and help improve the image of the town's community and leisure facilities.
- Provide new youth facilities, for example arts and social, for use during the day and evening.
- Provide a new, or improve the existing, leisure centre, incorporating the provision of athletics facilities and encourage these to be open during the evening.
- Provide a safe crossing point over the A534 for users of the Wheelock Rail Trail.
- Encourage the use of venues in Sandbach for concerts.
- Develop a Management Plan for the maintenance and management of open spaces.
- Encourage future development to provide for cycle routes, walking trails, green spaces and allotments.

## **Theme 6: Environment**

- Encourage the development of renewable energy projects of an appropriate scale, when they are compatible with other uses.
- Encourage new development to support Sandbach's unique character, historic character and sense of place, and take into account its semi-rural location.
- Protect the town's wildlife and heritage.
- Encourage the development of brownfield sites first, in preference to greenfield sites.
- Other than on those sites identified as potential development sites in this document, the countryside and open green spaces within and around the town shall be protected from development.
- Consideration to be given by Cheshire East Council for the designation of Local Green Spaces from the sites identified in this Strategy.
- Retain the open areas between Sandbach and Elworth and Ettiley Heath and Wheelock, in order to maintain their distinctive identities.



## 6 Development Options

**6.1** In order to deliver the Vision for the town, a number of potential future development areas adjacent to the town have been identified and are indicated on Figure 6.1. These sites would accommodate around 950 homes and provide about 37 hectares of land for employment purposes by 2030. Table 6.1 provides a brief description of these areas and their potential for development.

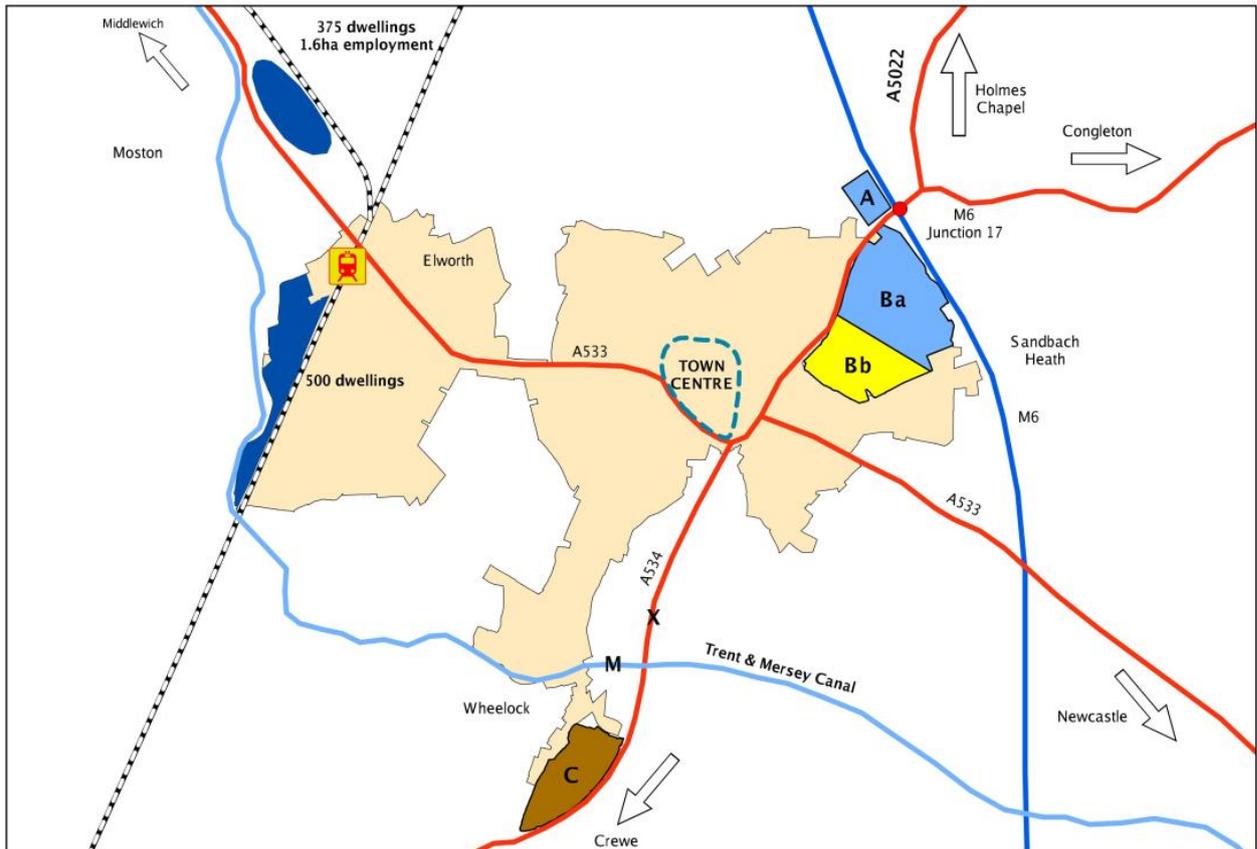


Figure 6.1 Sandbach Favoured Development Options





Site Reference	Potential Use	Comments
A	Employment (including a car sharers car park)	<p>Land adjacent to Junction 17 of the M6, north west of Congleton Road</p> <ul style="list-style-type: none"> <li>• A greenfield area</li> <li>• Surrounding land uses include agricultural land, the M6 motorway and a residential care home</li> <li>• Part of the area is adjacent to the settlement boundary</li> <li>• Would provide around 4ha for employment uses</li> <li>• Feasibility of providing vehicular access and the impact on Junction 17 of the M6 would need to be investigated</li> <li>• Development of the area could provide car and coach parking and provide a site for a car sharers car park</li> <li>• The character of the area is impacted by the proximity of the M6 motorway</li> </ul>
Ba/Bb	<ul style="list-style-type: none"> <li>• Employment (Ba)</li> <li>• Housing (Bb)</li> </ul>	<p>Land adjacent to Junction 17 of the M6, south east of Congleton Road</p> <ul style="list-style-type: none"> <li>• Two adjoining sites that are favoured areas for development to be phased prior to areas A and C</li> <li>• Development of the sites to be phased to ensure the delivery of the employment use</li> <li>• Greenfield areas in agricultural use</li> <li>• Surrounding land uses include agricultural land, residential and the M6 motorway</li> <li>• Part of both sites has been allocated as a business park since 1990</li> <li>• Part of the area is within the settlement boundary and the remainder is adjacent to it</li> <li>• There is a potential for allotment provision within site Bb</li> <li>• Strategic sites that would need to be profiled in the Cheshire East Core Strategy</li> <li>• Would require a masterplan for both sites to be prepared that would include details of timescales for implementation and a marketing strategy</li> <li>• The development of the area would be dependent upon the prior delivery of improvements to Junction 17 of the M6</li> <li>• The Wildlife Corridor would need to be protected and enhanced</li> <li>• The area is also subject in part to flood risk, includes a Site of Biological Importance and contains Tree Preservation Orders</li> </ul>



Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>Public footpaths also cross the area</li> <li>The semi-rural character of the area is impacted by the proximity to the M6 motorway</li> </ul>
	Ba	<ul style="list-style-type: none"> <li>Would provide 25ha of employment land, including a hotel and other uses complementary to a business/science park</li> </ul>
	Bb	<ul style="list-style-type: none"> <li>Could accommodate in the region of 700 homes and associated community facilities</li> </ul>
C	<ul style="list-style-type: none"> <li>Employment</li> <li>Housing</li> </ul>	<p>Land west of the A534 Wheelock bypass</p> <ul style="list-style-type: none"> <li>A greenfield area, which includes an area of public open space</li> <li>Surrounding land uses include agricultural land and residential and the area is bounded to the east by the Wheelock Bypass (A534)</li> <li>The area is adjacent to the settlement boundary</li> <li>Proposal that could accommodate in the region of 245 homes and about 8ha employment land, assuming a 50/50 split between uses</li> <li>The area has access to the M6 by way of Junctions 16 and 17</li> <li>The semi-rural character of the area is impacted by adjoining development and the Wheelock Bypass</li> </ul>

Table 6.1 Description of Areas and Potential Uses

**6.2** There are several brownfield sites in or close to the town that have the benefit of planning permission for housing and mixed use development. These are also shown on Figure 6.1 and comprise:

- Former Fodens Factory/Fodens Test Track and Rookery Bridge – about 500 homes
- Former Albion Chemical Works, Moston – 375 homes and other uses

**6.3** As these sites have planning permission, it is anticipated that they will be developed during the next 20 years and are therefore regarded as 'commitments'. As decisions have previously been made to grant planning permission for these sites, they form part of the new housing provision for the town for the purposes of this Strategy.

**6.4** The Strategy for Sandbach gives priority to the use of vacant buildings and brownfield sites in the town to be developed for new housing. Consequently, it is expected that the development of the sites referred to in paragraph 6.2 should take place before the release of the greenfield sites referred to in Figure 6.1 and Table 6.1.



**6.5** All development sites involving an element of residential development will be expected to provide affordable housing in accordance with Cheshire East Council's prevailing requirements.

**6.6** All development sites involving an element of residential development will also be expected to provide funding for the provision of additional primary and secondary education places to meet the demands arising from the developments in question.

**6.7** The new sites proposed (sites Ba, Bb and C) together with commitments (that is existing sites with planning permission) would therefore provide about 1,825 new homes in the town by 2030.

**6.8** It should be noted that the proposed areas (A, Ba, Bb and C) would be subject to further appraisal and no decisions have been made about their suitability.

**6.9** Consultation responses received to the draft Strategy document and the outcomes of further evidence and assessment work will influence the scale of development for the town and as to which potential development areas are included in the Local Plan. Evidence and assessment work that will inform the Local Plan include Transport Assessments, Sustainability Appraisal, Employment Land Review, viability studies and other assessment and evidence-based sources.

**6.10** Sites A, Ba, Bb and C have been agreed by the Panel as being their preferred development options to be considered for inclusion in the Local Plan, however, as indicated in the Introduction to this document, Sandbach Town Council has been unable to validate the development options at this stage.

**6.11** The Panel considered a number of other potential development sites in and around the town but these were discounted. These are indicated on Figure 6.2 and a brief description of these sites is set out in Table 6.2.

**6.12** Two of the sites considered and discounted by the Panel are currently subject of planning appeals. These sites are land at Abbeyfields (site I) for 285 homes and land at Hind Heath Road (site H) for 265 homes. At the time of writing, the decisions of the Secretary of State for Communities and Local Government to refuse the Hind Heath Road and Abbeyfields appeals had been quashed by the High Court and both are awaiting re-determination.

**6.13** There is therefore a considerable amount of uncertainty regarding the outcome of these two appeals. Should either or both of these proposals be ultimately granted planning permission, they would also contribute to the housing provision for the town and would be regarded as 'commitments'.

**6.14** In the event that either or both appeals were granted planning permission, or that additional major development sites come forward, the Panel considered that it would be appropriate for this Strategy to be revisited as part of the production of the Site Allocations document, in order that the implications of the additional dwellings allowed can be properly assessed. Existing discounted sites within this Strategy will remain as such and any new sites that come forward will take priority for consideration in advance of the already discounted sites.

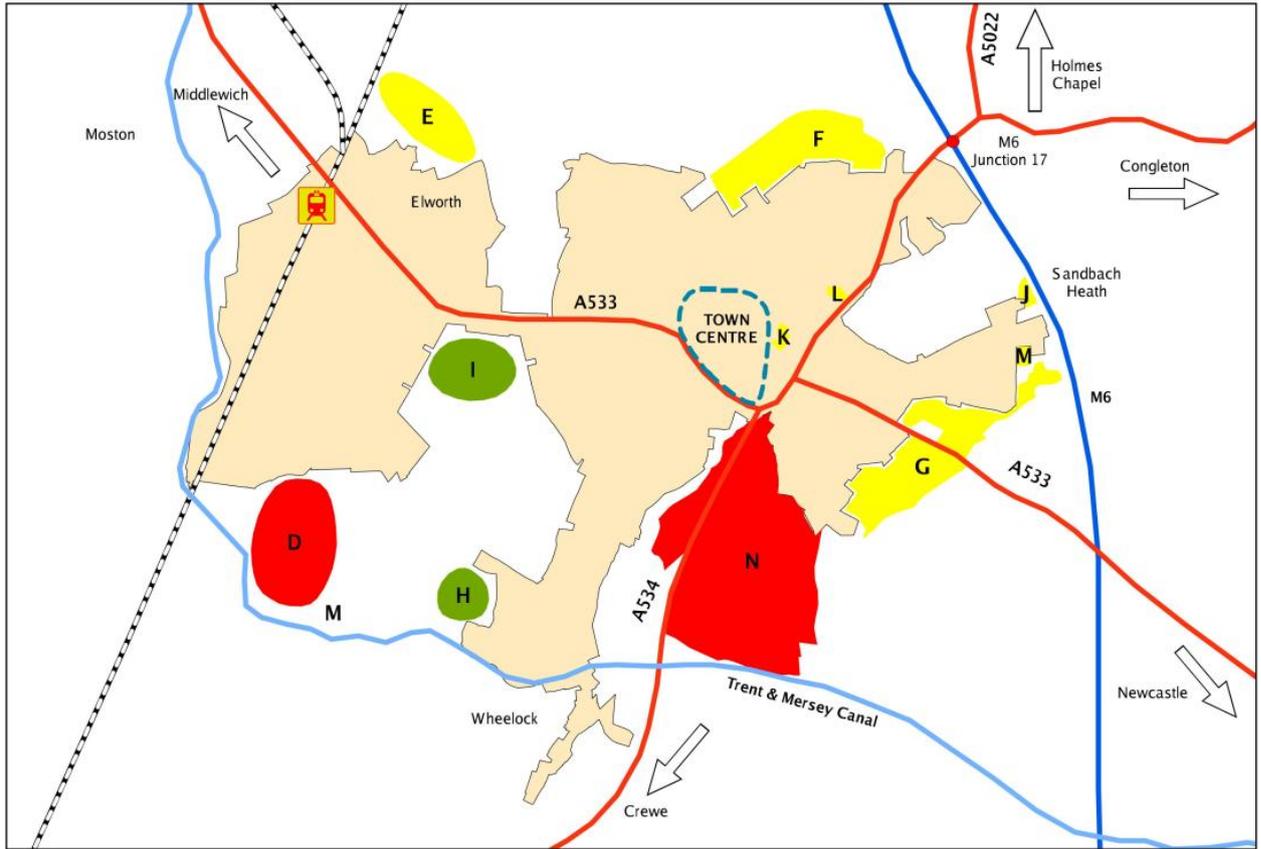
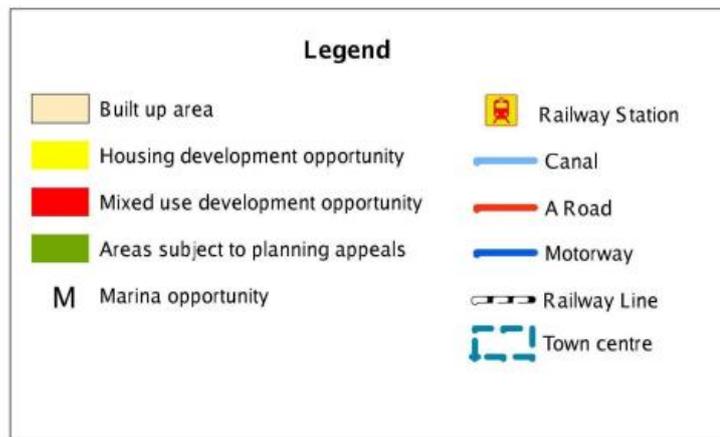


Figure 6.2 Potential Development Areas Discounted by The Panel



Site Reference	Potential Use	Comments
D	Mixed use	Yeowood Farm <ul style="list-style-type: none"> <li>Greenfield</li> <li>Surrounding land uses include residential, agricultural land, a Cricket Club and the Trent and Mersey Canal</li> <li>Mixed use proposal including 750 homes, marina and allotments</li> </ul>



Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>• The feasibility of providing vehicular access would require investigation</li> <li>• The area is located adjacent to a Conservation Area and is potentially subject to brine subsidence</li> <li>• The area is some distance from the town centre</li> <li>• Development of the area would detract from the semi-rural character of the town</li> </ul>
E	Housing	<p>Land to North of Marsh Green Road</p> <ul style="list-style-type: none"> <li>• Greenfield</li> <li>• Surrounding land uses include residential and agricultural land</li> <li>• The area could deliver around 175 homes</li> <li>• The area is subject to Tree Preservation Orders</li> <li>• Public footpaths cross the area</li> <li>• The area is subject to potential drainage issues</li> <li>• The feasibility of providing vehicular access would require investigation</li> <li>• Development of the area would detract from the semi-rural character of the town</li> </ul>
F	Housing	<p>Land to the rear of Congleton Road</p> <ul style="list-style-type: none"> <li>• Greenfield area in agricultural use</li> <li>• Surrounding land uses include agricultural land and residential</li> <li>• The area could deliver in the region of 430 homes</li> <li>• The area is located near to a bus route and is close to schools</li> <li>• Tree Preservation Orders, footpaths, air quality issues</li> <li>• Development of the area would detract from the semi-rural character of the town</li> <li>• Feasibility of providing vehicular access would need to be investigated</li> </ul>
G	Housing	<p>Land to the south west of the A533</p> <ul style="list-style-type: none"> <li>• Greenfield</li> <li>• Surrounding land uses include agricultural land and residential</li> <li>• Part of the area is adjacent to the settlement boundary</li> <li>• The area could deliver in the region of 910 homes</li> <li>• Feasibility of providing vehicular access would need to be investigated</li> <li>• The area is some distance from facilities including schools, shops and public transport</li> </ul>



Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>The area is adjacent to a Listed Building and contains a pond and footpath</li> <li>Development of the area would detract from the semi-rural character of the town</li> </ul>
H	Housing	<p>Land off Hind Heath Road</p> <ul style="list-style-type: none"> <li>Greenfield</li> <li>Surrounding land uses include residential, agricultural land, sewage treatment works and the Trent and Mersey Canal</li> <li>This area could deliver around 270 homes</li> <li>The area is located adjacent to a Conservation Area and contains an important hedgerow</li> <li>The area is some distance from the town centre, employment and transport links</li> <li>Feasibility of providing vehicular access would need to be investigated</li> <li>Development of the area would detract from the semi-rural character of the town</li> </ul>
I	Housing	<p>Abbeyfields</p> <ul style="list-style-type: none"> <li>Greenfield area in agricultural use, mainly classed as Grade 2</li> <li>Surrounding land use include residential and agricultural land</li> <li>The area could deliver around 280 homes</li> <li>The area is adjacent to trees subject to Tree Preservation Orders</li> <li>The area is potentially subject to brine subsidence</li> <li>The impact of development on highway safety and traffic generation would need to be investigated</li> <li>Development of the area would detract from the semi-rural character of the town</li> </ul>
J	Housing	<p>Land adjacent to Coppersfield, Church Lane</p> <ul style="list-style-type: none"> <li>Greenfield area used for grazing</li> <li>Surrounding land use includes agricultural land, residential, a playground and the M6 motorway</li> <li>The area could deliver around 25 homes</li> </ul>
K	Housing	<p>Dingle Farm, Dingle Lane</p> <ul style="list-style-type: none"> <li>A mix of greenfield and brownfield including outbuildings and a barn</li> </ul>



Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>Surrounding land uses include residential, a lake and protected open space</li> <li>The area could deliver around 12 homes</li> <li>The area is within the settlement boundary of Sandbach</li> <li>The area contains a grade II Listed farmhouse and part of it is bordered by a wildlife corridor</li> </ul>
L	Housing	<p>Waterworks House, Dingle Lane</p> <ul style="list-style-type: none"> <li>A mix of greenfield and brownfield including a house, storage and settlement tanks</li> <li>Surrounding land uses include residential, the A534 and a lake</li> <li>The area could deliver around 12 homes</li> <li>The area is within the settlement boundary of Sandbach</li> <li>The area is designated as a Protected Area of Open Space/Recreation Facility and includes a Wildlife Corridor</li> </ul>
M	Housing	<p>Land at School Lane</p> <ul style="list-style-type: none"> <li>Greenfield area used for grazing</li> <li>Surrounding land uses include residential, school and agricultural land</li> <li>The area could deliver around 25 to 30 homes</li> </ul>
N	Mixed use	<p>Land to the south of the town centre, bounded by the A533, A534 and Houndings Lane</p> <ul style="list-style-type: none"> <li>Predominantly greenfield area used for agriculture</li> <li>Surrounding land uses include residential and grazing land</li> <li>Mixed use proposal with a total area of 66ha including 650 homes, commercial (employment, retail, leisure, tourism) and a country park</li> <li>The area includes a Wildlife Corridor, footpaths, trees with Tree Preservation Orders and a Site of Biological Importance</li> <li>The area is also subject in part to flood risk and is adjacent to the Trent and Mersey Canal Conservation Area</li> </ul>

Table 6.2 Description of Areas and Potential Uses Discounted by the Panel



## 7 Town Centre

**7.1** The enhancement and promotion of the town centre is a key objective for Sandbach. This could be delivered through a combination of actions such as delivering improvements to the public realm and supporting its retail provision.

**7.2** Public realm improvements include enhancement of the town's appearance and improving links between different parts of the town centre, with inclusive access for all. Support of its retail provision will be delivered by retaining/encouraging an independent retail presence and attracting national retailers.

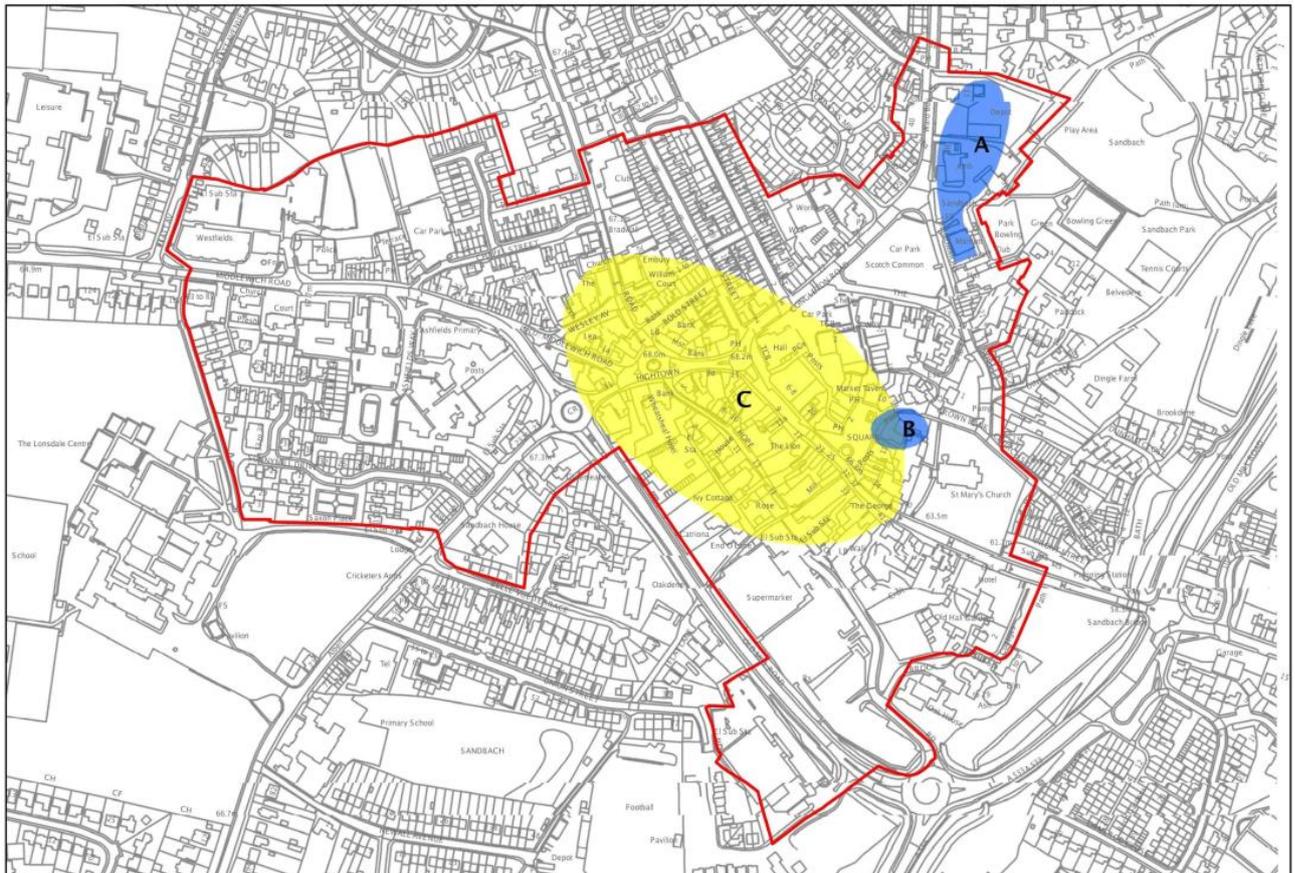


Figure 7.1 Sandbach Town Centre





Site Reference	Potential Use/Scheme	Comments
A	<ul style="list-style-type: none"><li>Town centre related development including replacement car park, residential, new library and an enhanced entrance to the Park</li></ul>	<ul style="list-style-type: none"><li>Feasibility work is needed to understand the possibility of the redevelopment of this area</li><li>Brownfield area, part of which was a former petrol filling station and a haulage depot, and part currently used for the library, Ambulance and Fire Stations</li><li>Potential redevelopment of the area would consider the relocation and change of use of The Commons car park to a green area</li><li>The area is in multiple ownership, therefore there could be a need for a comprehensive approach to the development of the area and an investigation of the viability of any development proposals that may come forward</li></ul>
B	<ul style="list-style-type: none"><li>Open space</li></ul>	<ul style="list-style-type: none"><li>Potential development of the area would consider the feasibility of demolishing and relocating the Sorting Office to elsewhere in the town, for example at the proposed business park adjacent to Junction 17 of the M6</li></ul>
C	<ul style="list-style-type: none"><li>Covered walkway</li><li>Shared surface</li><li>Pedestrianisation</li><li>Heritage Trail</li></ul>	<ul style="list-style-type: none"><li>Potential enhancements could include a covered walkway along George's Walk and along Penda Way and Sanbec Way, a shared surface scheme along part of High Street, Congleton Road and Hightown and a Heritage Trail, which would visit historic sites in the town</li></ul>

Table 7.1 Description of Areas and Potential Uses



## 8 Infrastructure Priorities

**8.1** The Community Infrastructure Levy is a levy that Local Authorities can choose to charge new developments in their area, which they can only spend on providing infrastructure to support development.

**8.2** It is important to consider the infrastructure required to support the development proposals and the relative priorities for phasing (the order infrastructure is delivered over the plan period). The Town Strategy should establish priorities to guide future investment in the town through the Community Infrastructure Levy.

**8.3** The Local Authority should publish a list of the types of infrastructure items required and their funding to work out the levels of Community Infrastructure Levy. Table 8.1 contains a list of potential infrastructure needs, identified by the Stakeholder Panel to deliver the Vision and Strategy as proposed. These are prioritised into three bands to identify their phasing priority and the infrastructure identified in each band is in no particular order of priority:

### Essential Infrastructure

- Improvements to Junction 17 of the M6
- Protection and enhancement of the Wildlife Corridor
- High speed broadband
- Improvements to and enhancement of the town centre, including better public transport links and greater accessibility for people of limited mobility and cyclists
- Increased educational provision, especially in the area of Ettiley Heath

### Important Infrastructure

- Greater provision of play areas
- Youth facilities for day and evening use
- Improvements to the Railway Station: disabled access, more parking spaces and integrated public transport links
- Allotments and community gardens
- Improved leisure facilities
- Improvements to cycle routes and footpaths
- Heritage Trail
- Improved rail links



## Desirable Infrastructure

- Provision of a safe crossing point for the Wheelock Trail on the A534
- Renewable energy projects
- Park and Ride facilities or shuttle bus
- A marina on the canal

Table 8.1 Potential Infrastructure Needs

**8.4** The resources received from the Community Infrastructure Levy are finite and may not be able to cover all the aspects that the Council and community may like. The Council, in the preparation of the Local Plan, should investigate the expected costs in infrastructure provision across the Borough, prepare a list of charges attached to development and set out how this should be spent.

**8.5** The list of priorities set out above will also be shaped by further evidence, such as Transport Assessments and other important assessments to make sure that the Local Plan is delivered.

**8.6** It is important to consider priorities or phasing of infrastructure so that it is clear in what order investment in infrastructure should be prioritised and delivered in the Local Plan.

**8.7** The consultation on the Town Strategy sought views on the infrastructure proposals and priorities for the town.

## 9 Further Information

### The Consultation

- A consultation was held between the 2<sup>nd</sup> March 2012 and the 2<sup>nd</sup> April 2012.
- An exhibition was held at Sandbach Library, between the 2<sup>nd</sup> March 2012 and the 17<sup>th</sup> March 2012.

### Contact Information

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## 10 Glossary

**10.1** This Glossary provides definitions of the uncommon words, terms and abbreviations used in this document.

<b>Affordable Housing</b>	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
<b>Agricultural Land Quality</b>	Classification of land by the Department of the Environment, Food and Rural Affairs (DEFRA) according to quality. The Agricultural Land Classification provides a method for assessing the quality of farmland to enable informed choice to be made about its future use within the planning system.
<b>Annual Monitoring Report</b>	A report submitted to the Government by Local Planning Authorities assessing progress with and the effectiveness of a Local Plan.
<b>Brownfield</b>	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
<b>Community Infrastructure</b>	The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, education services, healthcare facilities and renewable energy installations.
<b>Community Infrastructure Levy</b>	A charge Local Authorities in England and Wales will be able, but not required, to charge on most types of new development.
<b>Community Strategy</b>	A strategy prepared by a Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000.
<b>Conservation Area</b>	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>Core Strategy</b>	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
<b>Development</b>	Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
<b>Development Plan</b>	A document setting out the Local Planning Authority's policies and proposals for the development and use of land and



	buildings in the Authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements.
<b>Development Plan Document</b>	Documents prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
<b>Employment Land</b>	Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner specific' land.
<b>Employment Land Review</b>	A review of the employment land portfolio within the Borough to form part of the evidence base for the Local Plan.
<b>Greenfield</b>	Land, or a defined site, usually farmland, that has not previously been developed.
<b>Infrastructure</b>	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
<b>Infrastructure Plan</b>	National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents.
<b>Listed Building</b>	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures, for example wells within its curtilage. English Heritage is responsible for designating buildings for listing in England.
<b>Local Development Documents</b>	These include Development Plan Documents, which form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. Local Development Documents collectively deliver the spatial planning strategy for the Local Planning Authority's area.
<b>Local Development Order</b>	An order made by a Local Planning Authority extending permitted development rights for certain forms of development, with regard to a relevant Local Development Document.
<b>Local Plan</b>	Through the Localism Act 2011 the Government refers to the statutory development plan as the 'Local Plan'. To reflect this it is proposed that in future the Cheshire East Local Development Framework will be renamed the Cheshire East Local Plan.



The term is used to describe a folder of documents, which includes all the Local Planning Authority's Local Development Documents. A Local Plan is comprised of:

- Development Plan Documents, which form part of the statutory Development Plan;
- Supplementary Planning Documents

The Local Plan will also comprise of:

- the Statement of Community Involvement
- the Local Development Scheme
- the Annual Monitoring Report
- any Local Development Orders or Simplified Planning Zones that may have been added

Alternatively it is also an old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

<b>Local Planning Authority</b>	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be Local Planning Authorities.
<b>Open Space</b>	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
<b>Permitted Development Rights</b>	Permission to carry out certain limited forms of development without the need to make an application to a Local Planning Authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
<b>Place Shaping Consultation</b>	A stage in preparing new plans for places in Cheshire East. It looks at the challenges facing each town or village and ideas about how each place can be improved. It will then look at the options for the plan for each place. From this a Strategy for each town or village will be produced and the proposals will be incorporated into the draft Cheshire East Local Plan Core Strategy.
<b>Previously Developed Land</b>	Land that is or was occupied by a permanent structure - excluding agricultural or forestry buildings, and associated fixed-surface infrastructure. The definition covers the curtilage



of the development. Planning Policy Statement 3: Housing has a detailed definition.

**Public Realm**

Those parts of a village, town or city, whether publicly or privately owned, available for everyone to use. This includes streets, squares and parks.

**Renewable Energy**

Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

**Simplified Planning Zones**

An area in which a Local Planning Authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for an application for planning permission and the payment of planning fees.

**Site Allocations Plan**

Part of the Local Plan and will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.

**Site of Biological Importance**

Locally important site of nature conservation adopted by Local Authorities for planning purposes.

**Statement of Community Involvement**

This sets out the processes to be used by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and development management decisions. The Statement of Community Involvement is an essential part of the new-look Local Plans.

**Supplementary Planning Documents**

A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

**Sustainability Appraisal**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

**Sustainable Development**

A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:

- Social progress that recognises the needs of everyone;



- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

<b>Town Centres</b>	Includes a range of different-sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a Local Authority's area.
<b>Transport Assessment</b>	An assessment of the availability of, and levels of access to, all forms of transportation.
<b>Travel Plan</b>	A plan that aims to promote sustainable travel choices, for example, cycling, as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.
<b>Tree Preservation Order</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a Tree Preservation Order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
<b>Viability Study</b>	A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.
<b>Wildlife Corridor</b>	Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.