



**SANDBACH
TOWN COUNCIL**

PLANNING AND CONSULTATION COMMITTEE

Agenda for the meeting to be held on **Wednesday, 23rd November 2022**
at **Sandbach Town Hall**, and commencing **7pm**.

Committee Members: Cllrs R Hovey (Chair), G Merry (Vice Chair), G Price Jones,
M Muldoon, S Broad, S Crane, P Eaton and D Poole.

1. APOLOGIES FOR ABSENCE

*The Meeting will be clerked by the Assistant Town Clerk.
Please ensure that all apologies are made directly to the Chair no later than
5pm on the day of the meeting.*

2. DECLARATIONS OF INTEREST

To provide an opportunity for Members and Officers to declare any disclosable pecuniary and non-pecuniary interests in any item on the agenda.

The Chairman of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chairman will reconvene the Planning Committee Meeting.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 31ST OCTOBER 2022.

To approve the [minutes of the meeting of 31st October 2022](#).

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 4.11.22 response to Cheshire East by 22.11.22

Note for Committee: Deadline Extension Requested.

22/4255C Grey Gables, 11A, LONDON ROAD, SANDBACH, CW11 3BD
Proposed Two Storey Side Extension and Basement Below

Submitted WE 4.11.22 response to Cheshire East by 18.11.22

Note for Committee: Deadline Extension Approved.

22/0882C Land At, WRIGHTS LANE, SANDBACH
Erection of 26no. dwellings with associated access, car parking, open space and landscaping

Submitted WE 11.11.22 response to Cheshire East by 29.11.22

22/4358C 121, CREWE ROAD, SANDBACH, CW11 4PA
Rear single storey extension with flat roof extending over existing conservatory footprint (to be demolished). Plus addition of rear second storey over existing single storey kitchen. Plus boundary wall adjacent to rear of electricity substation to replace existing fence.

Submitted WE 18.11.22 response to Cheshire East by 6.12.22

22/4456C 30, MOSS LANE, SANDBACH, CHESHIRE, CW11 3JW
Two storey extension to the rear of the property and a single storey extension to the left hand side of the property both with flat roofs

22/4509C 22, MOSS LANE, SANDBACH, CW11 3JW
Proposed two storey side extension, single storey rear extension with roof terrace over and internal remodelling.

Submitted WE 25.11.22 response to Cheshire East by 13.12.22

At time of posting, no further applications were available.

A supplementary list will be issued on the day of the meeting, should further applications be received, and an updated agenda posted on to Sandbach Town Council's website.

5. CONSULTATIONS

5.1 CEC Consultation on Draft Developer Contributions SPD

Committee has replied on behalf of Sandbach Town Council by due date. Committee to note the [comment submitted](#).

5.2 Cheshire East Minerals and Waste Plan (MWP) and Call for Sites

[Email](#) received 8 November 2022 relating to the Draft MWP. Consultation ends on 21 December.

5.3 Town Centre Vitality Plan (TCVP) Consultations

The Chief Officer has replied on behalf of Sandbach Town Council. Committee to consider both [Sandbach TCVP Consultation Draft](#) and [TCVP STC Response 2022](#). Committee to provide additional comments for the final publication.

5.4 Boundary Commission for England 2023 Boundary Review

[Emailed](#) received on 25 November. Consultations ends on 5 December.

6. CORRESPONDENCE

None received.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 12th December 2022 at 7pm in Sandbach Town Hall.

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SANDBACH TOWN COUNCIL***Minutes of the Meeting of the Planning & Consultation Committee held at 7.00pm on Tuesday 31st October 2022 in Sandbach Town Hall.***

PRESENT Councillors G Merry (Chair),
S Crane,
M Muldoon,
D Poole.

1. APOLOGIES FOR ABSENCE

Cllrs S Broad, G Price Jones and R Hovey (Personal Reasons)

Absent without apologise: Cllr P Eaton

2. DECLARATIONS OF INTEREST

Cllrs M Muldoon and D Poole declared non-pecuniary interest in Item 4.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 30TH AUGUST 2022

Resolved: That the minutes be approved as a true and accurate record of the meeting.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 14.10.22 response to Cheshire East by 26.10.22

22/2931C 1, PEARTREE CLOSE, SANDBACH, CW11 2LT

Rear extension and loft conversion

Resolved: No objection as long as the previous comment regarding window closures has been taken into account. It is to restrict the bathroom windows to a minimum opening to prevent overlooking.

22/4029C 4, HIGHTOWN, SANDBACH, CHESHIRE, CW11 1AB

Advertisement consent for the installation of replacement signs to include 3x fascia signs and 1x projecting sign.

Resolved: No objection providing the conservation officer is in agreement.

22/4062C 11, ABBEY ROAD, SANDBACH, CHESHIRE, CW11 3HA

Addition of an 8m extension to the rear of the property providing living accommodation. Part of the extension will include the demolition of an existing conservatory and replacing this with an atrium room. This part of the extension will extend out only 4.9m from the original property and will be fitted with an atrium roof. The main part of the extension is proposed to measure 8m to the rear and 4.98m wide and will be fitted with a gable roof.

Resolved: No objection.

Submitted WE 21.10.22 response to Cheshire East by 8.11.22

22/4065C 54, PARK LANE, SANDBACH, CW11 1EW

Conversion and extension of single storey dwelling to two storey dwelling

Resolved: No objection, but the committee regret a loss of another bungalow.

22/3986C Land East Of Bungalow 3, THE HILL, SANDBACH

Proposed detached dormer bungalow.

Resolved: No objection.

Submitted WE 28.10.22 response to Cheshire East by 15.11.22

22/4117C 3, OFFLEY ROAD, SANDBACH, CW11 1GY

Erection of single story extension to side elevation and internal alterations to main house.

Resolved: No objection.

22/4204C 20, ELWORTH STREET, SANDBACH, CW11 1HA

Single story rear side extension

Resolved: No objection.

5. CONSULTATIONS

5.1 CEC Consultation on Draft Developer Contributions SPD

Resolved: Cllr Muldoon to submit a report by the deadline on 7th November after sharing a draft with committee members via email.

5.2 Cheshire East SADPD - Inspector's Report

Members noted the inspector's report and felt that the Town Council views had been taken into account.

6. CORRESPONDENCE

Cllr Muldoon received an email from Laura Miller (WSP) who would like to attend the next Planning Committee Meeting on 21st November 2022 to consider the proposal.

This will be added to the Agenda and sufficient notice will be given to allow interested parties to attend.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 21st November 2022 at 7pm in Sandbach Town Hall.

Meeting closed 19.50

Cllr G Merry

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DRAFT

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Draft Developer Contributions Supplementary Planning Document – Comments Form

5.1

The Draft Developer Contributions Supplementary Planning Document ('DC SPD') has been prepared. The SPD provides guidance on the provision of and/or contributions towards infrastructure, facilities and services for the plan area, set out the circumstances where infrastructure provision, including financial contributions, will be sought through planning obligations.

Consultation on the draft SPD will take place between **Monday the 26th of September 2022** and **7pm on Monday the 7th of November 2022**.

Consultation document

The consultation document can be viewed online at

<https://cheshireeast-consult.objective.co.uk/kse/folder/29414>

A screening exercise has been carried out to determine whether the draft document gives rise to the need for further Strategic Environmental Appraisal or Appropriate Assessment (under the Habitats Regulations). This screening concludes that further such assessment is not necessary. The screening report is also available at the website above.

For the duration of the consultation, the document can also be viewed at public libraries in Cheshire East during opening hours. For information about opening hours see www.cheshireeast.gov.uk/libraries or telephone 0300 123 7739).

Submit your views

The council's online consultation portal is our preferred method of submitting responses (<https://cheshireeast-consult.objective.co.uk/kse/folder/29414>) but you can also submit responses or return this form by email or post to:

By e-mail: planningpolicy@cheshireeast.gov.uk

By post: Strategic Planning (Westfields), C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ

Please make sure that your comments reach us by **7pm on Monday the 7th of November 2022**.

We are not able to accept anonymous comments and you must provide us with your name and contact details.

Your personal data will be processed in line with our Strategic Planning Privacy Notice, which is available on the council's website:

https://www.cheshireeast.gov.uk/council_and_democracy/council_information/website_information/privacy-notices/spatial-planning-including-neighbourhood-planning-team-privacy-notice.aspx

For further assistance in making comments, you can contact the Strategic Planning Team at planningpolicy@cheshireeast.gov.uk or by leaving a message on 01270 685893 and we will respond as soon as possible.

Cheshire East Local Plan

Draft Developer Contributions Supplementary Planning Document – Comments Form

Please return to: Strategic Planning (Westfields)
C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ or by
email to localplan@cheshireeast.gov.uk

Please return by: 7pm on Monday 7th November 2022

This comment form has two parts:

- Part A – Personal details.
- Part B – Your representation(s).

Comments Form Part A: Personal Details

Personal Details*

* If an agent is appointed, please complete only the Title, Name and Organisation in column 1 but complete the full contact details of the agent in column 2.

Agent's Details (if applicable)

Title	Ms	Ms
First Name		
Last Name		Corporative and Democratic Services Support Office
Job Title (where relevant)		
Organisation (where relevant)	Sandbach Town Council	Sandbach Town Council
Address Line 1		Sandbach Town Hall
Address Line 2		High Street
Address Line 3		Sandbach
Address Line 4		
Postcode		CW11 1AX
Telephone Number		01270 600800
Email Address (where relevant)		SupportOfficer@sandbach.gov.uk
Your Reference No. (if known)		

Please complete a separate Part B form for each comment that you would like to make. This response form provides enough space for four comments but please copy and attach further part B forms if required.

Comments Form Part B: Draft Developer Contributions SPD

Comments Form

Name and Organisation: Sandbach Town Council

Office Use Only:

PID:

5.1

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure
(please delete as appropriate and state which):

Paragraph 3.1 Planning Policy Framework
Paragraph 3.15 NDPs

Q2. What is your overall view on this section? (please tick one box)

Support Object Comment only

Q3. Please set out your comments or views on this section:

Paragraph 3.1 Planning Policy Framework

Developer's contractual engagement with a local authority should include all the mentioned T's & C's within the document (SPD), with any further additions added. This should include items such as SDP initially, CIL payments, SEA assessments & associated costs, section 106 planning obligations, Section 278 agreements, to name a few. In addition to this the CEC Local Plan Strategy (LPS) and the policies should contained within. (Paragraph 3.13)

Paragraph 3.15 Neighbourhood Development Plans

Neighbourhood & local plans to be consulted and implemented where necessary.

Chapter 7 to 14

- Without saying, Ecology, Highways & Transport, Parking, infrastructure, Education, Medical, sports, open space and green infrastructure should be considered. (not restricted to aforementioned).

Comments Form Part B: Draft Developer Contributions SPD

Comments Form

Name and Organisation: Sandbach Town Council

Office Use Only:

PID:

RID:

5.1

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure

(please delete as appropriate and state which): 5 Procedures / Pre-Application Discussions

Q2. What is your overall view on this section? (please tick one box)

Support Object Comment only

Q3. Please set out your comments or views on this section:

Pre-Application Discussions

Paragraph 5.1

- Pre application discussions are vital and the KPI's should be inserted into the contract with milestones discussed, agreed, met, achieved and with audits and checks being done at agreed stages of programme / milestone dates.

Paragraph 5.2

- Agreeing on the priorities prior to development for the allocation of funding by the involvement of both the town /parish council and CEC Councillor(s) for the local area should be made before the approval of application.

Comments Form Part B: Draft Developer Contributions SPD

Comments Form

Name and Organisation: Sandbach Town Council

Office Use Only: 5.1
PID: PID:

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure

5 Procedures / Monitoring and Enforcement

(please delete as appropriate and state which): _____

Q2. What is your overall view on this section? (please tick one box)

Support Object Comment only

Q3. Please set out your comments or views on this section:

Paragraph 5.24 Monitoring and Enforcement

- Monitoring progress on developer contributions once development has been approved, e.g. timing of payments, completion of works etc should be in place. Builders will employ their own RICS members who will run the contract to their own advantage, so monitoring of KPI's is not only vital to the local authority, but it will keep a health check on progress, cost control and compliance.
- Also an open register (visible from the planning website) showing what monies have been paid so far and what has been used up for a given development would be necessary.

Comments Form Part B: Draft Developer Contributions SPD

Comments Form

Name and Organisation: Sandbach Town Council

Office Use Only:

PID:

RID:

5.1

Q1. Which section of the document are you commenting on?

Page / Chapter / Paragraph / Figure

(please delete as appropriate and state which): Paragraph 15.6

Other Matters / Public Rights of Way

Q2. What is your overall view on this section? (please tick one box)

Support Object Comment only

Q3. Please set out your comments or views on this section:

Paragraph 15.6

- Taking into consideration all the contents of the SPD, policing of the agreements tied to KPI's are Vital.

An example is the Construction of 5 dwellings near to St. John's Church, Sandbach Heath.

The development was started, with an agreement a footpath was to be installed and completed prior to the 2nd dwelling of 5 being constructed.

This footpath was never completed.

The development of the further 4 dwellings was completed and the builder sold the 5 dwellings.

Subsequently the Builder ceased trading, hence no money was available to complete the footpath.

- The introduction of KPI's, if installed and monitored, may have avoided this situation.
- Staff shortages contributed to this.

Cheshire East Minerals and Waste Plan - Consultation on Draft Minerals and Waste Plan (MWP) and Call for Sites

MINERALS AND WASTE Minerals.andWaste@cheshireeast.gov.uk

Dear (Sandbach Town Council),

I write to notify you that Cheshire East Borough Council will be undertaking a 6 week period of consultation, from 9 November to 5pm on 21 December 2022, to seek the views of interested parties on its draft MWP and supporting documentation including the interim Sustainability Appraisal and draft Habitats Regulation Assessment. You have received this email as you have previously responded to a planning policy consultation, have asked to be kept informed about planning policy matters, are a statutory consultee, or we think that you are likely to be interested in this consultation. The draft MWP has two main purposes. The first is to allocate sites and areas so that the Council can sustainably meet identified requirements for the provision of minerals and the management of waste. The other is to set out detailed policies to guide decisions on minerals and waste planning applications within the Borough. Once it is adopted the MWP will replace the saved policies contained within the separate Mineral and Waste Local Plans prepared by Cheshire County Council. These were adopted in June 1999 and July 2007 respectively.

In conjunction with the consultation on the draft MWP, the Council is also undertaking a call for sites exercise to provide an opportunity for land owners and others to put forward sites (and areas in the case of minerals) they consider to be suitable for minerals and waste related allocation or development. Please note that the Council intends to disregard previous call for sites submissions if there is no confirmation that the landowner / proposer wishes to continue with a past submitted proposal. This is to comply with "soundness" requirements around ensuring that sites or areas considered in the plan are available and developable during the plan period. Where such confirmation is given, the onus is on the landowner / proposer to ensure that any technical data to support the proposal (including that previously submitted) is as up to date as possible. The Council will allow a further 8 week period for supporting technical data to be submitted (by 15 February 2023) provided a call for sites form for the proposal has been submitted by the general consultation deadline of 5pm on 21 December 2022.

A consultation portal has been set up on the Council's website at www.cheshireeast.gov.uk/mwp where you can view the consultation documents and submit your comments or complete your Call for Sites form. In addition, a printed version of the draft MWP is available to view at the Council's principal offices, namely Westfields in Sandbach, Delamere House in Crewe and Macclesfield Town Hall. If you are not able to access the consultation documents online, or view them at the locations above, we will endeavour to make these available by an alternative means. Please contact us for further assistance, using the details below.

If you require any further information, please consult the Cheshire East Website at www.cheshireeast.gov.uk/mwp or use the contact details below.

Yours sincerely,
- Planning Policy Manager
Cheshire East Council | Strategic Planning Team
Westfields, Middlewich Road, Sandbach CW11 1HZ
Tel: 01270 685893
Email: mineralsandwaste@cheshireeast.gov.uk

Sandbach

Town Centre

Vitality Plan

Consultation

Draft

Sandbach



Cheshire East Town Centre Vitality Plans
Town Centre Vitality Plan Draft Report

July 2022



Sandbach Town Centre Vitality Plan - Consultation 2022

5.3

Change in our town centres

Town centres across the UK are facing unprecedented challenges. Changes in how we shop, in particular the growth in internet shopping, has significantly decreased footfall in town centres resulting in numerous store closures, leaving many centres struggling. These are trends that have only been exacerbated by the COVID-19 pandemic.

This draft plan is about establishing an agreed set of priorities, and is not a commitment of finance to deliver the proposals - funding would need to be sought once plans are agreed. Any actions would be taken forward as and when opportunities arise and resources allow.

Applying for funding to improve town centres

Cheshire East Council (CEC) is committed to supporting the vitality and viability of all town centres within the borough. When opportunities to apply for funding for town centre improvements arise, such as from central government, it is beneficial to have clear town centre plans already in place to support bids for funding.

We can also identify initiatives to support the vitality and viability of local centres which do not require significant funding, but which could be taken forward by local volunteers and/or businesses.

Creating Town Centre Vitality Plans to support funding bids

With this in mind, Cheshire East Council has commissioned an expert team to produce bespoke Town Centre Vitality Plans (TCVP) for each of the borough's nine Key Service Centres (KSC) as listed..



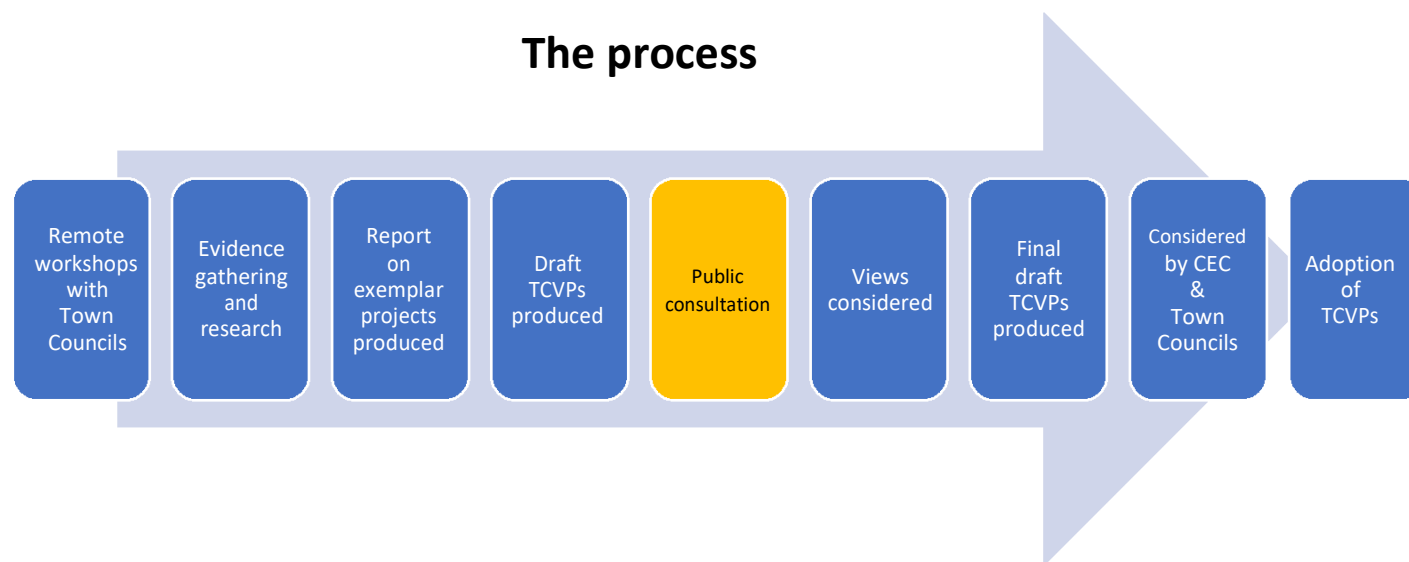
The 9 Key Service Centres which form part of this study

Aims and objectives

The aim is that the Town Centre Vitality Plans will provide a clear sense of direction for each Service Centre. They will also identify initiatives to support each Service Centre, as well as reflect the unique opportunities, specific challenges and local groups/stakeholders of each.

They:

- Are bespoke in nature, based on the individual circumstances of each town
- Are cross functional and seek to recommend a practical, realistic set of priority actions for supporting the vitality and viability of each town centre
- Are informed and tested by relevant policy and strategy, local stakeholder views, relevant research, commercial markets and spatial considerations



We would now like your feedback on the Sandbach Town Centre Vitality Plan

TCVP

Suggested priority areas for

intervention as and when resources allow and opportunities arise

This is about establishing an agreed set of priorities it is NOT committing to a delivery solution or finance



1. Opportunity for physical change around the Market Hall-PRIORITY 5.3

What

Sandbach benefits from a number of interesting heritage buildings and attractive public spaces reflecting its market town status and creating a unique identity for the town. However, the area around the Market Hall and Town Hall is surrounded by roads which detract from their profile and create a less pleasant environment than the setting they deserve. Underutilisation on non-market days creates an opportunity for new uses. This could be on an interim basis or on event days to test how such a scheme could work in the longer term if successful.

This action seeks to enhance the setting of the Town Hall, Market Hall and Outdoor Market to improve the experience of both market and non-market days and increase footfall by encouraging visitors to dwell in a more attractive urban environment.

How

Physical change around the Market Hall could be implemented through the following actions:

- Claim more space (from roads and highways) in front of and behind the Town Hall/ Market Hall building, to increase dwell time - with pop-up seats, lighting installations, art installations, moveable planting
- Open up the Town Hall for events and activities
- Encourage pop up activity spaces e.g. planters on wheels
- Use lighting and artwork to enliven space and better frame market spaces
- Use Town Hall frontage in 'smarter' ways - e.g. 'Good Ideas Shop' to provide space for online business advertising:

https://www.facebook.com/business/m/good-ideas-shop?content_id=8dxdnW5laCGdmVb



2. Deliver a movement plan/reduce car dominance - PRIORITY

5.3

What

Reducing the dominance of cars in the heart of the town centre to encourage visitors to be able to dwell, creating a safer and more pleasant place to shop and relax. Re-prioritising pedestrians and reducing the space for cars allows town centre visitors to browse more comfortably without worrying about cars passing by, which in turn benefits businesses through increased footfall, dwell time and linked trips across previously dominant roads. Shop fronts are also more visible when not hidden behind a large and/or heavy vehicle movements.



How

The streets within the town centre are predominantly focused around the movement of vehicles, with the movement and experience of people on foot an after-thought. Creating streets that value and welcome pedestrians are essential ingredients to successful town centres. Car dominance could be reduced in a number of locations across the town centre:

- Hightown Drinking Fountain to High St – the existing roundabouts at the drinking fountain and outside the Town Hall should be reimagined as a new high-quality public space. Further work is required to understand the options available, but it is likely vehicle access would need to be retained through the space, but with greater priority given to pedestrians.
- High Street and The Cobbles – The Cobbles is a good quality civic space and focal point for the town. The treatment of High Street, as a key connector to The Cobbles, should be improved using natural stone to match.
- Review access & movement to the Town Centre – alongside the above schemes, a review of movement issues and options should be undertaken. One issue identified is that cars use High St and the town centre to bypass traffic lights, especially at peak times.
- A533 Middlewich Road Roundabout – this is a major barrier to the safer movement of pedestrians from the west of the town, and better pedestrian facilities are required at this junction. There is concern amongst local stakeholders that the new Middlewich Eastern Bypass (MEB) could induce or redirect higher levels of traffic into this area. CEC will review the work done to date on MEB and consider whether any additional mitigation is required in Sandbach.
- Old Mill Road – explore design options to address congestion and improve access into Sandbach town centre Ideas can be soft-tested as temporary measures to review any impact on businesses, e.g. by using planters to increase pavement width and parklets, sponsored by local businesses in on-street parking bays.

3. Encourage walking and cycling - PRIORITY

5.3

What

On the main roads outside of the town centre core, conditions for people on foot or cycle can be challenging, with high vehicle flows, high design speeds, narrow footways, and limited safe crossing points. An example of this is the connection between the town centre and railway station along A533 London Road.

Several proposals are set out in the Local Transport Deliver Plan (LTDP) and Neighbourhood Plan (NP). These proposals should be supported and progressed, helping build confidence for those who presently feel less comfortable on foot or cycle than in their car.

How

- Explore design options for routes identified as key active travel connections in the Local Transport Development Plan (LTDP). This includes Congleton Road, Crewe Road, and Park Lane.
- Deliver enhanced pedestrian/cycle crossing facilities at key junctions including the Crewe Road/Highton Road roundabout, and the High St/ The Hill junction.
- Consider the location of cycle hubs linked to improve green links and introduce secure, safe cycle parking.
- Improve pedestrian/cycle connections to Sandbach Park
- Support cycle and walking routes from the town centre to the Train

Station in Elworth

- Improve signage and wayfinding across the town
- Consider linkages with local cycling clubs



4. Showcasing Sandbach's Heritage and Tourism Assets

5.3

What

Sandbach boasts a rich heritage including a number of high quality buildings and monuments along its main central streets. The Town Council and other groups already promote the town's heritage, including through a series of events, but there is scope to expand upon these assets, and link with wider attractions, to increase visitor and tourism opportunities that would benefit the town centre as a whole. This Action relates closely to Action 5 Raising the Town's Profile and could contribute towards expanding the visitor economy of Sandbach.

How

Advancements in technology have opened up lots of new opportunities to showcase heritage assets in new and exciting ways. The use of QR codes or apps means more insight can be offered to more visitors. Interactive walking and/or heritage trails could be prepared and tailored to themes such as the town's buildings and monuments, key historical figures or local pubs. Consideration should be given as to how to use these to encourage visitors to venture into other parts of the town and surrounding green/attractive areas including Sandbach Park. There could be scope to engage with local businesses who may be willing to provide expertise to support the Town to develop a local app or QR codes.

Other actions proposed should enhance the setting of the Town's heritage assets and encourage people to dwell more around those at the Market Hall and The Cobbles and appreciate them. Better signage could also help direct visitors to these assets.

A number of the other local centres including Knutsford and Middlewich are also looking to make more of their heritage assets and it would be worth engaging with them to share best practice and also to consider whether there is scope to collaborate with them and other organisations to encourage linked trips for visitors.

More events focused around heritage should also be considered with scope to link to showcasing the towns other assets.



5. Raising the town's profile

5.3

What

Create a platform from which to promote Sandbach's great assets and numerous events to ensure that residents, visitors and local businesses are aware of what is on offer in the centre. This should support the centre to be recognised as the heart of the community.

How

Currently the Town Council provides basic information about Sandbach on its website. However, many centres now have their own websites to showcase what their centres have to offer. A revamped or new website for Sandbach should provide a single point for information that is relevant to existing and new residents; local businesses; community groups; and visitors.

Next steps could include linking up with other partners' websites such as CEC, other market centres with a similar profile and local visitor attractions in the wider area to enhance "footfall" on the Sandbach pages. The Cheshire Vibe business directory is already starting to do this for Sandbach.

Other mechanisms to raise Sandbach's profile:

- Improved signage (physical and virtual via app/ QR code)
- Establish Town Ambassadors
- Enhanced programme of events
- Engage with other similar market towns to showcase each other's assets to attract new visitors e.g. Leek, Buxton etc

The screenshot shows the 'Visit Chester & Cheshire' website. The search bar contains 'sandbach'. The navigation menu includes: Chester, What's On, Things To Do, Accommodation, Food & Drink, Shopping, Cheshire Inspiration, Explore, and Visitor Info. The search results are as follows:

Spring Bank Farm Bed & Breakfast	Sandbach
The Chimney House Hotel	Sandbach
Alexandra Court Hotel	Congleton
Manor House Hotel	Alsager
Event Search Results for "sandbach"	
→ See more	
Sandbach Transport Festival (this event has already taken place)	Sandbach
Christmas Market and Late Night Shopping (this event has already taken place)	Sandbach
Christmas Dining (this event has already taken place)	Crewe
Christmas Wreath Workshop (this event has already taken place)	Sandbach
Easter Sunday Lunch (this event has already taken place)	Sandbach

6. Mobilising the business community

5.3

What

Sandbach already has a strong network of local community groups who support the town and its events and amenities. It is recommended that this energy is harnessed and extended to the business community (those in the centre and in employment locations around its edges including at the new Capricorn Business Park). Engaging with these local stakeholders and businesses and encouraging them to collaborate more effectively will support the economic growth of the area. In addition, many businesses are considering how they can add value to their local communities.

How

Encouraging local stakeholders and businesses to collaborate can generate new opportunities to share customers, cross sell etc. Special events could be organised by a group of businesses.

Wilmslow Town Council are investigating a Business Improvement District (BID). However, a lighter approach could be pursued in Sandbach by supporting local businesses to network and understand how they could get involved in supporting the actions identified. If actions can be identified around issues/opportunities that relate to their core function, businesses may be able to provide the following to support the Town's aspirations:

- Sponsorship
- Materials
- Technical support
- Volunteers
- Promotion

Business networking could also identify “themes” to drive opportunities forward e.g. retailer and F&B hosting a fashion show/beauty event. Not just be focused on retailers but should also businesses on the local employment areas. It could generate opportunities for B2B referrals. Engagement with local retailers and businesses such as events and initiatives e.g. extended opening hours for key events or window display competitions. Businesses could also come together to establish loyalty schemes to support shoppers to stay local.



7. Improve connections between key destinations and the centre

5.3

What

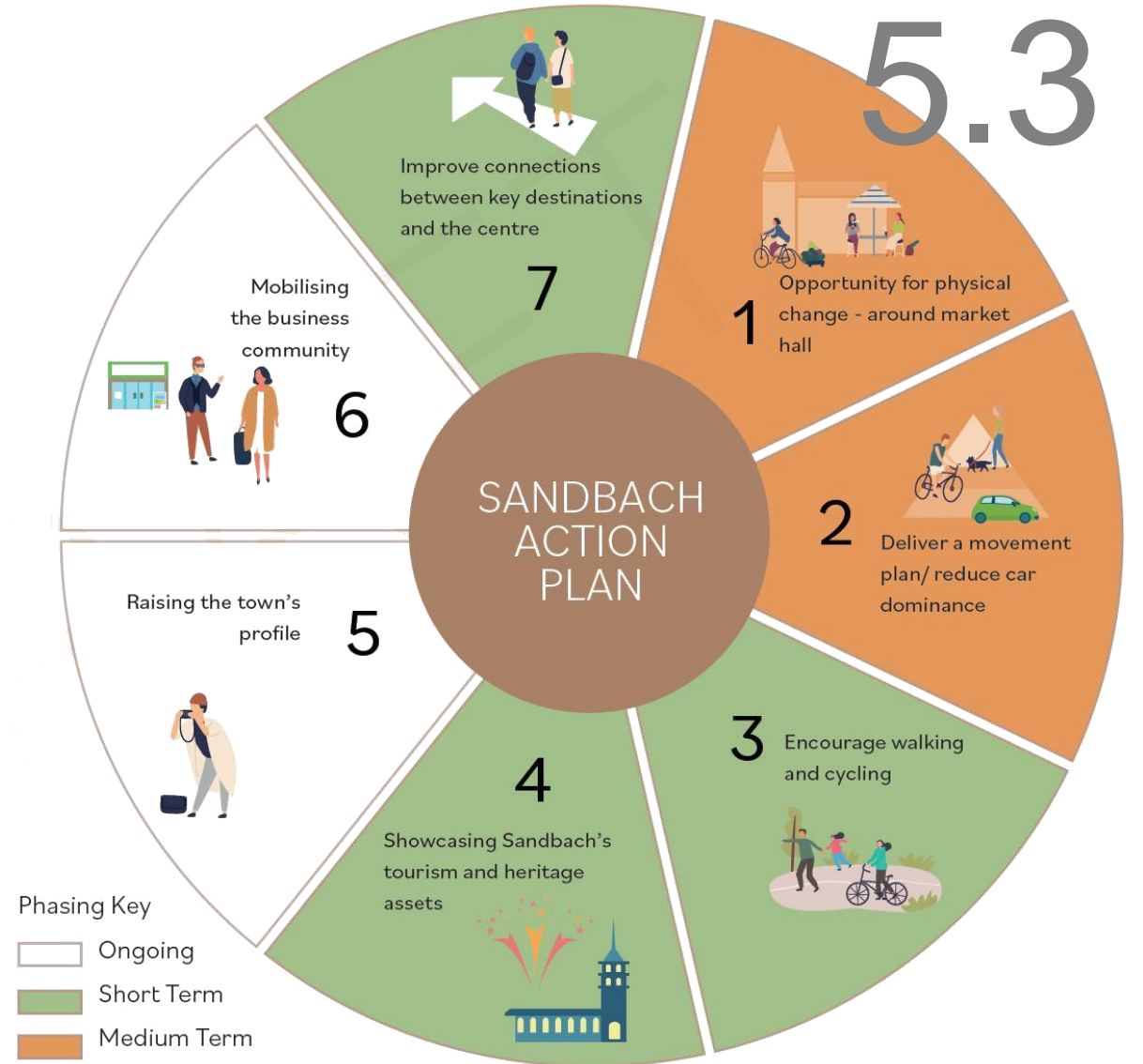
Improving connections across the town and between key assets in the town centre, particularly by walking and cycling, to enhance the experience of Sandbach and encourage activity between different town centre assets. Improvements to the links which connect these assets to the town centre will encourage more sustainable movements as well as encouraging more trips back into the town centre. Improvements can create improved links between open spaces such as Sandbach Park, community assets such as the library, existing and planned residential areas, and the rail station at Elworth further afield.

How

- Enhanced walking route from Sandbach Park and the library through Scotch Common and onto High Street
 - Greening of Scotch Common - to provide a clear walking route
 - Improved signage between town centre locations to ensure locals and visitors understand direction and time between key destinations
 - Improve crossings adjacent to key assets to improve pedestrian accessibility
 - Promote trails and linked activities across wider outdoor recreational destinations to encourage families to undertake cycle trips and outdoor activities
- Improving links to planned residential areas and the railway station



Sandbach Town Centre Action Plan Phasing



Key Messages for Public Consultation

- Manage expectations
- This is about establishing an agreed set of priorities it is NOT committing finance to delivery
- Actions would be taken forward as an when opportunities arise and resources allow
- Why do we need them?
 - To establish the things which will make the biggest difference so we don't waste efforts focusing on things which have no impact
 - Without an agreed strategy we undermine our ability to bid for funding when opportunities arise

Key Questions for Public Consultation

- How strongly do you agree or disagree with each priority for action?
- Is there anything we should consider to improve the priorities for action identified?
- Are there any priorities for action which have been omitted and which you would like to be considered?

Sandbach Town Centre Vitality Plan (TCVP) Summary Consultation Document 2022

Sandbach Town Council Response November 2022

Introduction & Background

Sandbach Town Council welcomes the Cheshire East Council (CEC) initiative to identify shared priorities to improve and enhance our Town Centre and overall viability. The Town Council's priorities and objectives are set out in its evolving corporate strategy, which has also been subject to public consultation and is largely consistent with the TCVP.

As identified in the report, Sandbach is a unique town and enjoys many strengths and assets which it has worked hard to maintain and enhance through magnificent community spirit and commitment over many years. We would hope that this study builds on that position and helps to further develop the area in a mutually acceptable way.

In the context of the priorities so far identified in the study, it is worth also mentioning that when CEC invited Town Councils to adopt, develop and maintain specific key town centre assets, Sandbach Town Council resolved to embrace this approach and has now owned and managed the Town Hall, Market Hall, Small Common Car Park, Public Toilets and Market Store since 2012, in order to ensure these assets were protected and sustained into the future and that their use and development could be locally driven. The future of these assets would otherwise have been in question.

The Council has subsequently undertaken a formidable refurbishment of the Town Hall and Market Hall which underwent a transformation (2016-2018) and now provides show piece assets at the centre of the town retaining a thriving market and a town hall which regularly hosts weddings, parties, christenings and community events and is the pride of the town centre. This has been a major undertaking both in terms of the cost and the operations of the Town Council and one which we hope is recognised in the development of this study and the actions arising from it.

Clearly, there is much more to do to build on this initiative, where we can work together with all our partners and wider community, to further enhance Sandbach town and its wards, as identified within each of the TCVP areas for intervention listed below.

Process

The summary document identifies the proposed process. The Town Council will commit to engaging with this process, subject to effective communication channels and deadlines, through its **Planning and Consultation Committee and Full Council**.

It is noted from the summary document, that the next stage is to consider the results of the public consultation and build feedback into a final draft (detailed) plan, for final consideration by the Town Council and other stakeholders. The Town Council is committed to full engagement with this process and looks forward to being involved in the production of the final draft, which will need to take realistic account of resources, and acknowledge that many of the projects and outcomes require effective joint

working particularly between the Town Council and Cheshire East Council officers if they are to be delivered.

It is noted also that the document makes reference to managing expectations and it is vital that particularly for some of the major works eg. pedestrianisation in front of the Town Hall, this is contingent upon CEC funding decisions, externally secured grants and funding initiatives. Some are likely never to be affordable but clearly the agreed vision is important should public finances improve.

Relevant Town Council Current Projects / Initiatives / Contributions

In addition to its ownership and promotion of key town assets the Town Council also contributes to Town Centre vitality in the form of provision of, for example, additional ranger services, substantial floral displays throughout the town and funding for various major annual events eg. Transport Festival.

The Town Council also currently has a number of initiatives, at different stages of progress, which are relevant and should be taken into account as part of the achievement and delivery of the emerging TCVP priorities as follows:

- A new website with improved public information and access (approved and planned for implementation January to March 2023)
- Small common car park refurbishment (approved and planned for implementation Spring 2023)
- Improved and enhanced parks (working group subject – 2023)
- Skate Park (working group subject 2023, subject to agreement of joint funding package and location)
- Indoor and Outdoor Market development (ongoing)
- Feasibility of public toilet refurbishment and commitment to Changing Places facilities subject to CEC assistance for securing grant aid and affordability
- Access improvements across the Town Centre identified by the Town Council's Access working group and requiring joint working and funding with CEC to deliver

Areas for Intervention – Sandbach Town Council Comments

1. Opportunity for physical change around the market hall – PRIORITY

Agree with most of the points here but:

The town and market hall complex is already beautifully enhanced and is almost at capacity for events especially at the weekend. We hope to encourage more community use and all use is subject to availability of Town Council resources.

The vision of pedestrianisation is shared but probably unaffordable – it may raise expectations unnecessarily?

Use of the town hall is already impressive through lighting displays etc – we should do more to promote the town / town hall activities with emerging technology etc but this needs to be balanced with conservation / environmental impact and to make sure we retain look and feel of the historic building.

We are keen to continue to improve the market offer and are working with other councils to develop attractive gazebos and invite more traders etc. the town centre is always busier on market day and we are determined to sustain the market as an asset to the whole town's viability.

2. Deliver a movement plan/reduce car dominance – PRIORITY

Welcome all these suggestions in Sandbach

Needed to promote climate change initiatives, safety, and attractiveness of the town. Acknowledge public attachment to car transport and free parking and the tension presented by that.

Understand CEC funding plans for areas such as cobbles etc which was refurbished through external funding and Sandbach partnership.

3. Encourage walking and cycling - PRIORITY

The Town Council fully supports promotion of all actions within this section.

It fully supports active travel and it is suggested that TCVP reflects more promotion from all partners for campaigning for better public transport as well as an emphasis on walking and cycling (these are consistent). Sandbach has an excellent rail link but it is in Elworth (1 mile from the centre) and it has NO DISABLED ACCESS. If better links were made across all wards to the rail station the links to Crewe and Stockport are invaluable. This could be done through better bus provision (as well as an end in itself), integrated fares and more affordable bus travel from CEC.

Disabled / general access to both platforms must be a priority for the town and should form part of the final TCVP.

The Town Council has recently joined the Community Rail Partnership and is working towards match funded community projects to enhance walking cycle links to the station as well as other initiatives.

The Town Council currently supports the Walking Group and Woodland and Wildlife Community Group which do excellent work to enhance and extend walking trails across the wards.

4. Showcasing Sandbach's Heritage and Tourism Assets

The Town Council fully supports the suggested interventions and looks forward to working with partners to deliver better promotion and access to its tourism assets. A new staffing structure, introduced alongside a corporate strategy has allowed some modest increase in resource to make a contribution here.

5. Raising the town's profile

The Town Council welcomes the suggested interventions here. We have recognised the weakness in the current website and are engaged in a procurement process to introduce a new website in Spring.

The Town Council recognises the importance also of improved signage and looks forward to working with CEC to deliver this.

6. Mobilising the business community

The Town Council is keen to work with its business community and will endeavour to develop these themes. The Town currently **does not have an active Chamber of Commerce** and the Sandbach Partnership has recently ceased to operate and is reviewing its membership. This reduces capacity in the town to deliver such aspirations but we will work with the community to re build these links in whatever way works best for the town.

Notwithstanding that, there is a phenomenal community spirit in the town and many effective community groups who work together to deliver a range of benefits and we should continue to access and enhance that where we can.

7. Improve connections between key destinations and the centre

The Town Council is keen to develop the links identified. Unfortunately the recent re-lining of the CEC Scotch Common car park tends to re-establish the current arrangement. There are some opportunities within the imminent Town Council Small Common Car Park refurbishment project but greening would be a major challenge given the preference for free parking within the town and the perceived benefits this brings to local businesses. These tensions need to be managed and addressed.

The Town Council has recently linked up with the community to carry out an audit of accessibility in the town and identified a number of necessary improvements – we look forward to working with CEC and others to deliver those improvements.

As mentioned earlier the Town Council has recently joined the CRP and is identifying projects and funding opportunities to improve links with the rail station and promote sustainable travel wherever possible.

Summary

The draft Town Centre Vitality Plan provides an excellent assessment of the opportunities available to the town and those who serve it.

The Town Council, in itself, is a small organisation with limited revenue and capital funding (2022-23 precept £695K) but which has made a major contribution to key asset refurbishment and town centre activities and events delivery over the last decade.

We welcome the opportunity to establish and agree shared priorities to continue to improve the town so that, should additional funding opportunities arise, we are in prime position to make successful bids and deliver mutually acceptable projects.

We look forward to assessing the final draft once all feedback has been evaluated, which may in turn review the order of priorities.

Finally, many of these priorities require the Town Council and Cheshire East Council to work closely and to allow access to expertise and advice within the Borough for eg. external funding bids for changing places / play area grants, infrastructure improvements to pavements, funding available for improvement to cobbles and other spaces, improved signage across the wards etc. to make things happen. It would be

enormously helpful if these links could be emphasised and identified within the final TCVP as part of the action plan.

Ceri Lloyd

Sandbach Town Council Chief Officer

Note – this is an indicative response on behalf of the Town Council – formal Council sign off will be gained at the next stage (final consultation document production)

14.11.22

From:

Sent: 15 November 2022 14:19

Subject: FW: *Boundary Commission for England 2023 Boundary Review*

The Boundary Commission for England (BCE) is redrawing constituency boundaries in order to rebalance the number of electors represented by each MP, and a final consultation on proposed new constituencies is now open. A new revised map of constituency proposals, which takes into account feedback sent in by the public on the initial proposals, has been published on the consultation website bcereviews.org.uk.

BCE would like to hear from local councils in this final consultation, which is open until 5 December. Please see [BCE's Partner Toolkit](#) with a range of resources including sample bulletin and website text, blogpost, sample posts for social media, posters and flyers.

Administration Support Officer

My normal work pattern is usually Monday, Tuesday, Wednesday and Friday 12-5pm



Cheshire Association of Local Councils (ChALC)
Park View Business Centre
Combermere
Whitchurch
Shropshire
SY13 4AL

Tel: 01948 871314

www.chalc.org.uk



**Boundary
Commission
for England**

2023 Boundary Review Partner Toolkit

Final Consultation 8 November to 5 December 2022

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The Boundary Commission for England is holding a final public consultation on a proposed new map of constituencies in England.

In this pack, you can find information about why the 2023 Boundary Review is taking place, how people can have their say, and how you can use your channels to help promote the final consultation. If you have any questions, please get in touch - our team will be happy to help.

Get in touch

Phone: 020 7276 1102

Email: information@boundarycommissionengland.gov.uk

Letter

Boundary Commission for England
35 Great Smith Street London

SW1P 3BQ

[Follow us](#) on social [media](#)
@BCEReviews

For press enquiries only

Email: press@boundarycommissionengland.gov.uk

Or call: 07821 637558





The 2023 Boundary Review

Introduction

We are the Boundary Commission for England (BCE), an independent and impartial public body.

A review of parliamentary constituencies is taking place to rebalance the number of electors represented by each MP. It's an important process, and one which requires considerable change to the existing map of constituencies.

The Commission is required by law to make sure that each constituency in England has between 69,724 and 77,062 electors, excluding two 'protected' constituencies for the Isle of Wight. As part of this process, the number of constituencies in England will increase to 543.

Our task is to redraw the map of constituencies in England so that it represents local communities as best as possible, while keeping to the legal requirements outlined above.

We want members of the public to tell us their thoughts on our proposed new constituencies, so we can get them right. This is where you come in. With your support, you can help us raise awareness of our final consultation and enable others to have their say on the boundary changes.

Our final consultation

Last year, we published our initial proposals - our first draft of what the new map of constituencies should look like. We held two public consultations on these proposals, asking the public to provide their views to help us improve them - and receiving a fantastic amount of engagement.

We have taken each comment into account and made significant changes to our initial proposals based on this feedback. From 8 November 2022, our revised proposals for new constituencies (along with all comments previously sent in) will be available to view on our consultation website, bcereviews.org.uk.

We're holding one final four-week consultation on these new constituency proposals. It's the last chance to have a say - on anything from where the proposed constituency boundaries are, to our suggestions for new constituency names. From 8 November, comments can be sent in via bcereviews.org.uk, or by email or letter, but must reach us before the consultation closes on 5 December 2022.

How to get involved

A big thank you to everyone who has joined in with promoting previous consultations. It's now the last chance for people in your area to have their say on the proposed changes. This pack aims to make it easier for your team to get involved with our final consultation.

We want to raise awareness of the 2023 Boundary Review as widely and locally as possible, to make sure that everyone has the opportunity to have their voice heard.

Help others to have their say by using your communication channels to spread the word. You could start by sending this resource pack to other organisations and representatives in your community, such as housing associations and parish councils.

Please think about how you can best reach every demographic in your community. For example, do you have a Diversity Officer who can assist you in spreading the word among underrepresented communities? To help reach those who don't have easy access to the internet, can you put up posters in local venues?

Here are some more ideas:

- Post our ready-made social media content, or design your own
- Include a brief paragraph in your newsletter or bulletin
- Publish our content on your organisation's website
- Distribute our posters and flyers to your offices and local venues, such as libraries
- Send a press release to your local media
- Email our factsheet to your stakeholders
- Spread the word among local community groups

And don't forget:

- Follow us on social media ([@BCEReviews](#)) to keep up to date with the consultation, and share our content

We will be pushing out content on our social media channels and website throughout the consultation period. Please feel free to share our posts, and join us in posting your own. To download all toolkit resources from the BCE website, click the link below and read on for more ideas. If you're having trouble with the link, search for [bit.ly/ bcepartnertoolkit](https://bit.ly/bcepartnertoolkit) or contact us.

Key messages

5.4

1

Critical part of our democracy

Reviewing constituency boundaries is an essential process to make sure that individual votes are of broadly equal weight.

Fair and impartial

Boundary Commission for England is an independent and impartial public body.

2

3

We want to hear your views

The Boundary Commission for England wants to hear from local residents and communities, to make sure its final recommendations to Parliament take account of local views and knowledge.

It's easy to have your say

View and comment on the proposed changes online at bcereviews.org.uk

4

Resources

5.4

Sample posts for social media

Make sure you're following us on social media ([@BCEReviews](#)) to hear key updates about the secondary consultation, and the progress of the 2023 Boundary Review more generally.

We've created some sample social media posts below to help you spread the word. After 8 November, we encourage you to post these on your social media channels or create your own.

Please note the Commission cannot accept responses which reach us after the consultation closes on 5 December. Please take this into account when promoting the consultation on your channels, and ensure you include our consultation website address ([bcereviews.org.uk](#)) in your posts.

Constituencies in your area are changing - and the Boundary Commission for England @BCEReviews want to hear your thoughts on their new proposals. Have your say in the consultation before 5 December at [bcereviews.org.uk](#)

It's your last chance to have a say in Boundary Commission for England's final consultation on new constituency boundaries. See the map at [bcereviews.org.uk](#)

How should the map of constituencies look in [INSERT AREA]? Tell the Boundary Commission and help improve their suggestions in the consultation open now. Go to [bcereviews.org.uk](#) and have your say now

Parliamentary constituencies are changing to rebalance the number of electors represented by each MP. Tell the Boundary Commission @BCEReviews where to draw the line at [bcereviews.org.uk](#)

The Boundary Commission for England @BCEReviews has listened to your feedback and published new proposals for constituency boundaries. Take part in the final consultation at [bcereviews.org.uk](#) before 5 December

Text for your website or bulletin

Please use or adapt the text below to publicise the final consultation on your own channels between 8 November and 5 December.

Shorter summary (suitable for newsletters or bulletins)

The Boundary Commission for England (BCE) is redrawing constituency boundaries in order to rebalance the number of electors represented by each MP, and a final consultation on proposed new constituencies is now open. A new revised map of constituency proposals, which takes into account feedback sent in by the public on the initial proposals, has been published on the consultation website bcereviews.org.uk. Send in your views before the closing date of 5 December to have your say on new parliamentary constituency boundaries.

Longer summary (suitable for webpages or news releases)

Constituency boundaries are changing, and it's your final chance to help shape the new map.

The Boundary Commission for England (BCE) is required by Parliament to undertake an independent and impartial review of all constituencies in England, to rebalance the number of electors in each constituency.

Constituency sizes currently vary widely due to population changes since the last boundary review. The new map proposed by the Commission will make sure each constituency has between 69,724 and 77,062 electors, so that each

MP represents roughly the same number of electors. The 2023 Boundary Review also requires that the number of constituencies in England increases from 533 to 543.

The Commission has listened to the feedback sent in from the public, and have changed nearly half of the initial proposals published last year. The new revised proposals are now available to view via an interactive map on the consultation website bcereviews.org.uk.

A final public consultation is open now until 5 December and is the last chance to provide your views on new constituency boundaries. The Boundary Commission for England has invited the public to visit bcereviews.org.uk and comment on the proposals via the website, email or letter. Hard copies of the proposals are available to view at public places of deposit listed on the Boundary Commission for England website. You can give your feedback on anything from where the proposed electoral boundaries are, to the suggestions for new constituency names.

To tell the Commission whether the new proposals for constituencies best represent your local community, visit bcereviews.org.uk and have your say before 5 December.

Follow @BCEReviews on [Facebook](#), [Twitter](#) and [Instagram](#) to keep up-to-date with 2023 Boundary Review news.

Further information and resources:

- [Boundary Commission for England website](https://bcereviews.org.uk)
- [Guide to the 2023 Review](#)

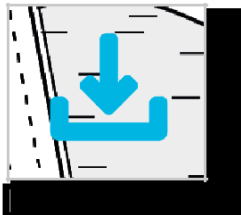
Poster and flyer

Download and distribute our informative A4 poster and A5 flyer. Send them to your contacts to print and circulate around your offices and local venues (for example, community centres, libraries, and on parish noticeboards), to help raise awareness of the consultation at a local level.



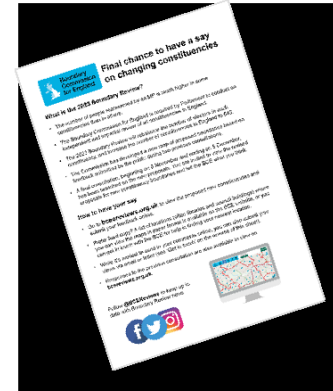
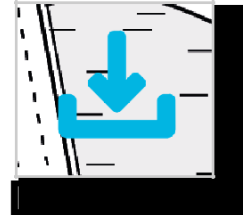
Option 1

Option 2



Factsheet

Download our helpful factsheet about the final consultation and the 2023 Boundary Review below. Like the poster and flyer, it's an informative but brief resource you can distribute to your offices and local venues to spread awareness of the consultation.



Press release

On 8 November, we'll publish our news article and press release on our website here:

boundarycommissionforengland.independent.gov.uk/category/news.

You are welcome to send it to your local media, or use it for your own communications purposes - for example, to upload on your website.

Blog

Look out for blogs posted during the consultation on our website: boundarycommissionforengland.independent.gov.uk/category/blogs. Post our blogs on your own website or distribute them via your newsletter or bulletin.

FAQ

Why are you reviewing constituency boundaries?

Parliament has asked the BCE to rebalance the number of electors in each constituency. Due to population changes since the last review, the number of electors in some constituencies is much higher than in others. The 2023 Boundary Review will make sure each MP represents roughly the same number of electors (between 69,724 and 77,062). The number of constituencies in England must also increase from 533 to 543. The new map of constituencies proposed by the Commission therefore has significant changes.

Have your proposals changed since the first and second consultations?

Yes. During our previous consultations, we asked you to comment on our initial proposals, first published last year. We have listened to the feedback sent in and developed new suggestions for constituency boundaries. These are available to view and comment on at bcereviews.org.uk.

How do you develop your proposals?

We must keep to the rules set by Parliament, outlined above. We also take into account existing boundaries, local geography, and local ties. We know that local knowledge can help improve our proposals, and have invited the public to participate in our final consultation. We will take into account every response when deciding on any changes to our revised proposals.

Boundary Commission for England: Partner Toolkit

5.4

Will this review favour one political party over another?

The Boundary Commission for England is independent and impartial. We do not take into account voting patterns or the results of elections when reviewing constituency boundaries. The political parties' views on where boundaries should be do not carry any more weight than those of members of the public.

Will the changes affect my local council services?

No. The boundary changes only relate to parliamentary constituencies (the area an MP is elected to represent in Parliament). Services and council tax are set by your local authority and this review does not change local authority boundaries.

Will the name of my constituency change?

The more a constituency has changed, the more likely it is that we recommend a change of name. We welcome views on constituency names during the consultation.

What happens next, and when do the changes take effect?

Once the consultation has closed on 5 December, the Commission will look at all the feedback sent in and consider whether any changes should be made to the revised proposals for constituency boundaries. Our final recommendations will be submitted to Parliament by 1 July 2023, and the new constituencies will take effect at the next General Election thereafter.

Find out more

5.4

If you would like to find out more about the final consultation, the work of the Commission, or the 2023 Boundary Review more generally, please get in touch (see page 2 for our contact information).

Useful resources and links

- Visit our consultation website to view our revised proposals for your area, and tell us your views: bcereviews.org.uk
- Keep up to date with 2023 Boundary Review news on our main website: boundarycommissionforengland.independent.gov.uk
- Read our [Guide to the 2023 Review](#), which provides a detailed description of the 2023 Boundary Review process. An [easy read version](#) is also available to view or print from our website.



We also publish news about the Boundary Review on social media. Follow **@BCEReviews** on [Facebook](#), [Twitter](#), and [Instagram](#).

Giving feedback on this resource

We welcome your feedback about this partner pack. To help us improve the materials we share, email us at [information@ boundarycommissionengland.gov.uk](mailto:information@boundarycommissionengland.gov.uk), using the subject line 'Toolkit feedback'

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