

SANDBACH TOWN COUNCIL

Planning & Consultation Committee

**Please ensure that all apologies are made directly to the Clerk of the meeting
no later than 6pm on the day of the meeting.**

Agenda for the meeting to be held on Monday, 13th December 2021 at 7.00pm in
Sandbach Town Hall.

1. APOLOGIES FOR ABSENCE

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 22 NOVEMBER 2021.**

To note the notes of the informal meeting of 22nd November 2021. The notes have been approved by Council on 23rd November 2021.

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 23.11.21 response to Cheshire East by 17.12.21

21/4853C Oak Farm, Church Lane, Sandbach, CW11 4ST

Removal of Condition 5 on 17/3928C – Demolition of existing buildings and the erection of 5 new houses with improved primary access, soft and hard landscaping, associated infrastructure and ancillary facilities.

Submitted WE 03.12.21 response to Cheshire East by 20.12.21

21/5763C 104 Congleton Road, Sandbach, CW11 1HQ

Listed Building consent to remove and replace UPVC conservatory, French doors and five windows.

21/5912C 59 Fields Drive, Sandbach, CW11 1YB

Re-cladding of existing house, new porch area and new build single storey rear extension.

21/5975C 141 Middlewich Road, Sandbach, CW11 1JD

Single storey rear extension and rear balcony

21/6021C 106 Bradwall Road, Sandbach, CW11 1AW

First floor extension over existing single storey

21/5944C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/ lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof Insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

21/5945C Sandbach School, Crewe Road, Sandbach, CW11 3NS

Listed building consent for repairs to the existing roofs; rainwater goods to be replaced with cast iron examples, a small number of new downpipes in new locations; historic dormer windows to be repaired with like for like; historic lead vents/ lanterns to be rebuilt to the historic design and exact location; removal of a 20th century fire escape and the making good of all masonry following this, converting a historic dormer back to its original design into a window; taking down and rebuilding of historic chimneys ensuring they are structurally safe whilst not changing the historic design, put back historic chimney pots to supplier's details and installation of roof Insulation, in some instances this involves raising the roofline to ensure there is enough space for insulation and ventilation requirements.

Submitted WE 10.12.21 response to Cheshire East by 31.12.21

At time of posting, further applications were not available.

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

5. CONSULTATIONS

5.1 Final Draft Housing Supplementary Planning Document (Final Draft Housing SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 22 December 2021.

5.2 Cheshire East Council's balanced budget consultation

Information for the consultation is attached and available from www.cheshireeast.gov.uk/BudgetEngagement Closing date for comments is 4 January 2022.

5.3 Draft Speed Management strategy Consultation

Information for the consultation is available from <https://surveys.cheshireeast.gov.uk/s/SpeedManagementStrategyConsultation/> Closing date for comments is 31 January 2022.

5.4 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

5.5 Draft Jodrell Bank Observatory Supplementary Planning Document (JBO SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> Closing date for comments is 12 January 2022.

6. CORRESPONDENCE

6.1 Planning Inspectorate

Email received 30th November concerning an inquiry in Sandbach Town Hall on 24 May 2022 regarding the stopping up of Footpath 14 in the Parish of Sandbach and how comments can be made.

6.2 Cheshire East Council

Email received 6th December concerning CIL payments. This email is being brought to the Planning Committee as a reminder of CIL monies. The annual report will be actioned by officers and does not require consideration.

7. SANDBACH NEIGHBOURHOOD PLAN RESPONSE TO QUESTIONS RAISED BY EXTERNAL EXAMINER

[To follow: Sandbach Neighbourhood Plan response]

Lead: Meeting Chair

Action: To approve that the response be sent to the External examiner

8. DATE/TIME AND PLACE OF NEXT MEETING

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

Please note that this meeting will be recorded and the audio recording made available to the public within 5 working days of the meeting.

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SANDBACH TOWN COUNCIL

Notes of the Informal Meeting of the Planning & Consultation Committee held at 7.00pm on Wednesday, 22nd November 2021 on Zoom.

PRESENT	Councillors	G Merry (Chair)
		R Hovey
		M Muldoon
		S Crane

1. APOLOGIES FOR ABSENCE

Cllr S Broad

Absent without apologies: Cllr P Eaton, Cllr G Price Jones and Cllr Jack.

2. DECLARATIONS OF INTEREST

Cllr Muldoon declared an interest in 21/5750C due to knowing the applicant.

Cllr Hovey declared an interest in 21/5679C due to knowing the applicant.

Cllr Merry declared an interest in 21/5685C due to knowing the applicant.

As there were no members of the public in attendance, the Chair did not adjourn the meeting.

3. NOTES OF THE INFORMAL PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 3 NOVEMBER 2021.

Members noted the notes which have been approved via delegated decision.

4. OBSERVATIONS ON PLANNING APPLICATIONS

For Members to consider and indicate their views on the following Planning applications:

Submitted WE 5.11.21 response to Cheshire East by 25.11.21

21/5598C West Hills, 6 Hind heath Road, Sandbach, CW11 3LG

Demolition of existing detached garage and proposed single storey rear and side extension, with new garage, gym/office and glass link.

Members had no objections to the application.

Submitted WE 12.11.21 response to Cheshire East by 06.12.21

21/5679C 2 Dorfold Close, Sandbach, CW11 1EB

Proposed extension and alterations

Members had no objections to the application.

21/5750C 16 Doddington Drive, Sandbach, CW11 1EE

Proposed 2 storey extension to dwelling.

Members had no objections to the application.

21/5446C 148 Congleton Road, Sandbach, CW11 1DN

Proposed detached dwelling and demolition of existing.

Members objected to this application as there does not appear to be a bathroom for 2 of the bedrooms. The other bedrooms are all served by their own En-suites.

Furthermore, the parking is extremely limited for a property with 6 double bedrooms, especially considering it shares a drive with its neighbour.

21/2685C 7 St Johns Way, Sandbach, CW11 2LY

Proposed single storey rear extension with new pitched rood over existing garage.

Members had no objections to the application.

Submitted WE 19.11.21 response to Cheshire East by 08.12.21

21/5794C 223 Crewe Road, Sandbach, CW11 4PZ

Construction of new bay window and porch canopy to front elevation of property.

Members had no objections to the application.

5. CONSULTATIONS

5.1 Draft Recovery of Forward Funded Infrastructure Costs Supplementary Planning Document (RoFFI Costs SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> . Closing date for comments is 29 November 2021.

Members welcome the policy as it generally enables strategic development to take place without being a burden on CE ratepayers.

5.2 Draft Environment Protection Supplementary Planning Document (EP SPD)

Information for the consultation is available from <https://cheshireeast-consult.objective.co.uk/portal/planning/spd/> . Closing date for comments is 29 November 2021.

Members welcome the draft SPD and have no further comments to make.

5.3 NALC Environmental Permitting Regulations Consultation

Information on the consultation is attached. The closing date for the consultation is 26 November 2021.

Members have no response to make to this consultation.

6. CORRESPONDENCE

6.1 Cheshire East Council

Email received 16th November concerning Public Participation at the Southern Planning Committee Meeting of 24 November for 20/4978C – 25 Teddy Gray Avenue.

The meeting Clerk is asked to write to Cllr Flavell to reconfirm views previously expressed on this application.

6.2 Cheshire East Council

Email received 16th November concerning Public Participation at the Southern Planning Committee Meeting of 24 November for 20/4779C – 29 Teddy Gray Avenue.

The meeting Clerk is asked to write to Cllr Flavell to reconfirm views previously expressed on this application.

6.3 Cheshire East Council

Email received 16th November concerning Public Participation at the Southern Planning Committee Meeting of 24 November for 20/4777C – 33 Teddy Gray Avenue.

The meeting Clerk is asked to write to Cllr Flavell to reconfirm views previously expressed on this application.

7. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 13 December 2021 at 7pm on Zoom.

Meeting closed 7.47pm

Cllr G Merry

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Subject: Cheshire East Council's balanced budget consultation 2022-26

5.2

Cheshire East Council's balanced budget consultation

Dear Town and Parish Councils,

Cheshire East Council is inviting opinions and views from residents, businesses, councillors, staff, town and parish councils, local community groups and other stakeholders on the council's budget for the next financial year.

Increased demand for vital services is seeing the council propose an annual council tax increase of 1.99 per cent for the next four years. As well as this, the government are expecting councils to increase council tax by a further 1 per cent to contribute to adult social care, taking it to an annual 2.99 per cent increase.

Set against a backdrop of the ongoing Coronavirus pandemic, increasing demand for vital services, the need for local action to combat climate change, and rising costs – the council's budget consultation sets out service proposals and financial plans for the period from 1 April 2022 through to 31 March 2023.

The proposals show a balanced four-year budget to deliver the council's corporate plan priorities. It also outlines significant financial challenges that the council must tackle over the next year, including rapidly rising demand and costs for adult social care and those that are a result of the ongoing pandemic.

For more information and to have your say on our budget consultation, please go to: www.cheshireeast.gov.uk/BudgetEngagement

The budget consultation runs until **4 January 2022**.

Kind regards

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The Planning
Inspectorate

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Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line:
Customer Services:
0303 444 5000

Email:
rightsofway2@planninginspectora
e.gov.uk

www.gov.uk/planning-inspectorate

See Obj Details

Your Ref:
Our Ref: ROW/3268692

30 November 2021

Dear Sir/Madam,

Town and Country Planning Act 1990 - Section 257

Order Making Authority: Cheshire East Council

Title of Order: The Cheshire East Borough Council (Footpath No. 14 Parish of Sandbach)
Public Path Stopping Up Order 2019

An inquiry into the above Order will be held at 10.00am on 24 May 2022, at Sandbach Town Hall, High Street, Sandbach, CW11 1AX. The inquiry is currently scheduled to last 2 day(s). The length of the inquiry will partly depend on the number of witnesses who give evidence. To ensure we have allowed enough inquiry time, please let me know as soon as possible whether you intend to call witnesses, and if so, how many. Please let me know within 7 days if you think more time is needed.

Whilst most inquiries will be completed within the scheduled period, some may be shorter and some need to be extended, depending on the amount of evidence produced or the number of people wishing to be heard. It is therefore very important that if you wish to speak, give evidence or contribute to the inquiry in any way, that you attend on the opening day.

It would be useful for the Inspector if you could confirm whether or not you will be attending the inquiry. You should notify me immediately if your circumstances change or you change your mind nearer the date of the inquiry.

It is open to anyone who has made an objection or representation and anyone else with an interest in the Order to attend the Inquiry. However, if you have asked to be heard, you are expected to attend (or send a representative). If this does apply to you, please ensure that you are familiar with paragraph 8.4 of our booklet **Definitive Map and Public Path Orders** concerning costs. If you will be unable to attend, please notify me in writing immediately.

If you are responsible for instigating a petition, we trust that you will pass these details to all the signatories.

The **start date** for this Order is as stated on the enclosed notice of order.

The enclosed notice, which will appear on our website, contains information about the Order, where queries about the Order should be directed, when and where documents relating to the Order can be inspected by the public and the **timetable for sending statements of case and proofs of evidence**. Please ensure you read the notice carefully.

All parties must keep to the timetable to ensure that statements of case are with us on time. If you plan to attend and give evidence, you will need to submit a statement of case, along with copies of any documents you wish to submit in evidence and a list of those documents. Late documents will be returned. As I have given details of the timetable, I will not send you reminders.

If you are disabled and concerned about what facilities will be available at the Inquiry, you should write to or contact the Council to confirm that the provisions to meet your specific needs will be available. Additionally, please contact the Council if you would like to know what equipment (over head projector, screen etc.) will be available at the venue for you to use.

We are encouraging local authorities to retain pdf copies of their submission bundle to the Planning Inspectorate. If you would like to receive a copy, please contact Cheshire East Borough Council to find out if one is available.

Please ensure our case reference number is quoted in all correspondence.

Yours faithfully,

Joanne Drury

Joanne Drury

Definitions:

Statement of case – a written statement containing full particulars of the case which a person proposes to put forward at a hearing or inquiry; it includes copies of any supporting documents which that person intends to refer to or put in evidence, and a list of those documents.

We expect statements of case to be paginated, labelled, indexed and submitted in a clear order. Appendix E of our guidance booklet refers. <https://www.gov.uk/government/publications/rights-of-way-guidance-booklet>

Proof of evidence - a document containing the written evidence which a person at a public inquiry will speak about. It should not rehearse all of the available evidence but should focus on the matters in dispute. It should not contain supporting documents.

NOTICE OF ORDER

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 257 CHESHIRE EAST BOROUGH COUNCIL

The Cheshire East Borough Council (Footpath No. 14 Parish of Sandbach) Public Path Stopping Up Order 2019

Notice is hereby given that the above referenced Order has been submitted to the Secretary of State for Environment, Food and Rural Affairs for determination. An Inspector will be appointed by the Secretary of State to determine the Order.

The **start date** for the above Order is 13 December 2021

Consideration of the Order will take the form of a public local inquiry.

The Inquiry will be held at Sandbach Town Hall, High Street, Sandbach, CW11 1AX on **Tuesday 24 May 2022** at 10.00am.

The effect of the Order, if confirmed without modifications, will be to stop up that length of Footpath No. 14 in the Parish of Sandbach, commencing at O.S. grid reference SJ 7668 6080 and running in a generally north easterly direction for a distance of approximately 63 metres to O.S. grid reference SJ 7672 6085.

Any queries relating to this Order should be referred to Joanne Drury at The Planning Inspectorate, Rights of Way Section, Room 3/A Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Telephone: 0303 444 8928. Email: Joanne.Drury@planninginspectorate.gov.uk Please quote reference number ROW/3268692 on all correspondence.

Any person wishing to view the statements of case and other documents relating to this Order should contact Marianne Nixon at Cheshire East Council, Marianne.nixon@cheshireeast.gov.uk for an electronic copy. With the lifting of Covid restrictions it may be possible to do so during normal office hours at the Rights of Way Unit at the offices of Cheshire East Borough Council, Westfields, Middlewich Road, Sandbach, CW11 1HZ. Telephone 01270 686 077

Timetable for sending in statements of case and proofs of evidence

Within 8 weeks of the start date by 7 February 2022

The Order Making Authority must ensure their statement of case is received by the Secretary of State. As soon as possible after the deadline, the Secretary of State will send a copy (excluding copies of any supporting documents - these will be available to view at the Authority's offices) to everyone who has made an objection or representation and the applicant and any other person who has written to us in respect of the Order.

Within 14 weeks of the start date 21 March 2022

Everyone who has made an objection or representation and anyone who wishes to give evidence at the Inquiry must ensure their statement of case¹ is received by

¹ If you wish to make a legal submission, this should be submitted at the same time as your statement of case. Otherwise legal submissions will have to be submitted in writing on the day of the inquiry.

the Secretary of State. As soon as possible after the deadline, the Secretary of State will send full copies to the Authority. Copies will also be sent to the applicant, every person who has made an objection or representation and any other person who has written to us in respect of the Order (excluding copies of any supporting documents - these will be available to view at the Authority's offices).

Within the same period the applicant (if applicable) must ensure their statement of case is received by the Secretary of State. As soon as possible after the deadline, the Secretary of State will send a full copy to the Authority. Copies will also be sent to everyone who has made an objection or representation and any other person who has written to us in respect of the Order (excluding copies of any supporting documents - these will be available to view at the Authority's offices).

4 weeks before the date of the inquiry 26 April 2022

The Authority, everyone who has made an objection or representation, the applicant (if applicable) and anyone who wishes to give evidence at the Inquiry must ensure their proof of evidence (together with any summary) is received by the Secretary of State. As soon as possible after the deadline, the Secretary of State will send copies of:

- i) the Authority's proof of evidence to everyone who has made an objection or representation, the applicant and anyone who has submitted a statement of case (excluding copies of any supporting documents – although none should be submitted with a proof of evidence).
- ii) the applicant's proof of evidence to the Authority, everyone who has made an objection or representation and anyone else who has submitted a statement of case (excluding copies of any supporting documents – although none should be submitted with a proof of evidence); and
- iii) all other proofs of evidence to the Authority, the applicant, everyone who has made an objection or representation and anyone else who has submitted a statement of case (excluding copies of any supporting documents – although none should be submitted with a proof of evidence).

All parties must keep to the timetable set out above and ensure that statements of case and proofs of evidence are received by the Secretary of State on time. Late documents will be returned.

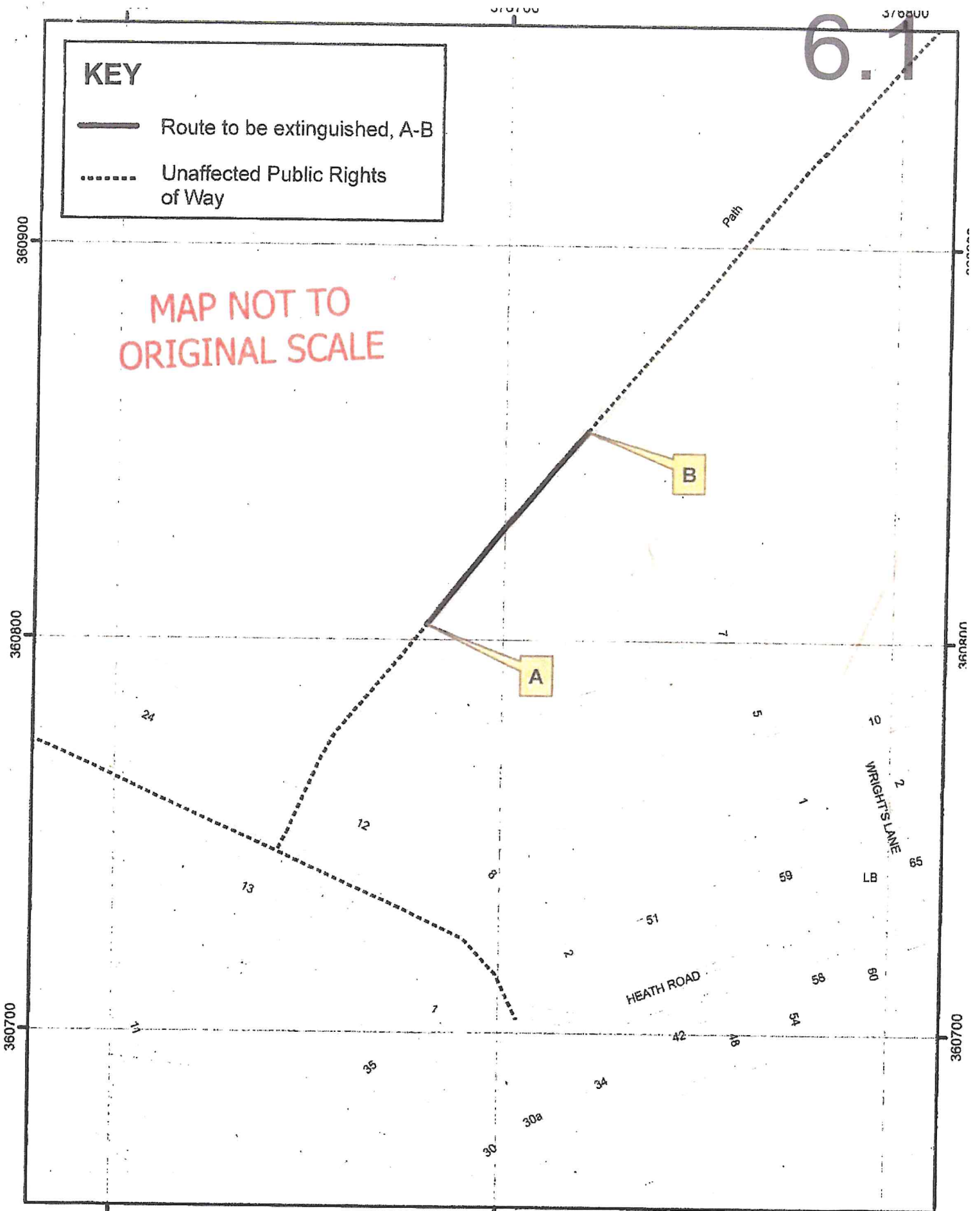
We cannot accept any libellous, racist or abusive comments. Any documents containing such comments will be returned.

Notice of order for inquiry

KEY

- Route to be extinguished, A-B
- Unaffected Public Rights of Way

MAP NOT TO ORIGINAL SCALE



Deposited by C. Nicholson



Town and Country Planning Act 1990 s257
 The Cheshire East Borough Council
 (Footpath No 14 (part) Parish of Sandbach)
 Public Path Stopping Up Order 2019

Plan No.
 TCPA/055A



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Subject: [OFFICIAL] Neighbourhood CIL Annual Report Reminder - Sandbach Town Council

6.2

Dear Miss Banks,

Just a reminder that it is a regulatory requirement that an annual report is returned to the council by 31 December with an update of CIL monies received, allocated for projects, and spent. As a total of £5,862.86 has now been paid to Sandbach Town Council, the required report is now due. It is important to note that any CIL monies received by the Parish Council are spent within 5 years of receipt otherwise it will be clawed back by Cheshire East Council. Please email your report (template attached if required) to CIL@cheshireeast.gov.uk.

The monies can be spent on anything that supports the development of the area – if you have a project in mind but are unsure as to whether it falls within the criteria please email CIL@cheshireeast.gov.uk with the details for confirmation.

For further information please see [CIL Government Guidance](#) – Spending the Levy, questions How should the parish or town council report on it's levy spending? and What can neighbourhood funding be spent on?

Kind regards,

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INDEPENDENT EXAMINATION OF THE SANDBACH NEIGHBOURHOOD DEVELOPMENT PLAN
(REVIEW)

7

EXAMINER: Andrew Seaman BA(Hons) MA MRTPI

Steve Kirkham
Chair Sandbach Steering Group

John Minshull
Sandbach Steering Group

Tom Evans
Cheshire East Council

Examination Ref: 01/AS/SNP

Via email

2 December 2021

Dear Mr Kirkham, Mr Minshull and Mr Evans

EXAMINATION OF THE SANDBACH NEIGHBOURHOOD DEVELOPMENT PLAN (REVIEW)

Following the submission for examination of the modification proposal to the Sandbach Neighbourhood Development Plan (the draft Plan), I would like to clarify some procedural matters. I also have a small number of preliminary questions for Cheshire East Council (CEC) and Sandbach Town Council (STC). These are attached as an Annex to this letter. I would like to receive a written response(s) by **16 December 2021**.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the modification proposal, including the draft Plan (as proposed to be modified); the summary of the proposals; the Basic Conditions and Consultation Statements; the Regulation 16 representations; these include confirmation from CEC and STC that the modifications contained in the draft Plan are not so significant or substantial as to change the nature of the neighbourhood development plan which the draft Plan would replace.

This has provided sufficient information to undertake my initial determination under paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended).

2. Determination under Paragraph 10(1) of Schedule A2¹

I am required to determine whether the modifications contained in the draft Plan are so significant or substantial as to change the nature of the neighbourhood development plan which the draft Plan would replace. The purpose of this determination is to establish the appropriate examination process for the draft Plan which will, amongst other things, affect whether or not the draft Plan will need to be the subject of a referendum if it is to be made.

STC is of the opinion that the changes to the original plan are material modifications and do require examination. STC consider that the material modifications are not so significant or substantial as to change the nature of the plan and therefore a referendum is not required. This is because the policies have been updated to reflect the changes in the local policy framework and the National

¹ Planning and Compulsory Purchase Act 2004 (as amended).

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Planning Policy Framework (NPPF). In this regard, the Cheshire East Local Plan Part One was adopted after the original Sandbach Neighbourhood Plan was made; and Part Two of the Local Plan, the draft Site Allocations and Development Policies Document, has since been prepared and is advancing through its Examination. Furthermore, the NPPF has been updated.

STC adds that the majority of the Plan and its policies remain unchanged whilst no site allocations are made for development.

Within its Regulation 16 consultation response, CEC states that the proposed modifications have evolved following engagement between STC and CEC and in the context of the emerging Local Plan Part 2. CEC considers that the modifications represent material modifications which do not change the nature of the plan and therefore require an examination but not a referendum. To conform with Regulation 17(e)(ii)², I require a written statement which expands further on this position (see below).

Nonetheless, having assessed the written submissions, including the representations, I am currently of the view that the modifications proposed in the draft Plan are material but do not change the nature of the made Plan.

Therefore, the examination can proceed under the terms of Schedule A2 and, as a consequence, should I recommend that the draft Plan be made (with or without examiner modifications), a referendum stage will not be a necessary part of the statutory process.

3. Site Visit

I intend to undertake a site visit to the neighbourhood plan area between 6 and 13 December. This will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the draft Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

4. Written Representations

At this stage and in light of the detailed submissions made and issues raised, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing notwithstanding a representor request for the latter. However, I will reserve the option to convene a hearing should I consider there are exceptional reasons for doing so.

5. Further Clarification

Set out in Annex 1 to this letter are initial questions seeking further clarification. I would be grateful if you can seek to provide a written response by **16 December 2021**.

6. Examination Timetable

As you will be aware, the intention is to examine the draft Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within 4-6 weeks of submission of the draft Plan (submission received 29 November 2021).

As I have raised some initial questions, I must provide you with sufficient opportunity to reply. Consequentially, the examination timetable will be extended. Please be assured that I will

² The Neighbourhood Planning (General) Regulations 2012 (as amended).

endeavour to mitigate any delay as far as is practicable. The IPE office team will seek to keep you updated on the anticipated delivery date of the draft report.

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If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure a copy of this letter and any respective responses, are placed on the Town Council and Local Authority websites.

Thank you in advance for your assistance.

Your sincerely

Andrew Seaman

Examiner

Annex 1

From my initial reading of the updated Sandbach Neighbourhood Plan and the supporting evidence, I have a small number of initial questions for CEC and STC. I would be grateful for the submission of a response by **16 December 2021**.

Question for Cheshire East Council

1. To accord with Regulation 17(e)(ii), could the Council please provide its statement which confirms the reasoning for the Council's view that the modifications represent material modifications which do not change the nature of the plan and thereby would not require a referendum.
2. Can the Council please confirm the current status of the Examination into its Sites Allocation and Development Policies Document, any proposed modifications arising that would specifically affect the Sandbach Neighbourhood Plan and any anticipated dates for receipt of the Inspector's report?

Questions for Sandbach Town Council

3. To accord with Regulation 15(1)(f), can the Council please confirm the location of its statement that confirms its reasoning that the modifications are material but do not change the nature of the plan and thereby would not require a referendum? Is this contained within the Foreword to the draft Plan?

Yes, the STC statement is contained within section 1.1 "Foreword" of the draft Plan.

4. Please confirm (with links for access) the key evidence sources that support the modifications to the neighbourhood plan (eg Landscape Character Assessment, Housing Needs Report etc).

The appropriate links are contained within section 4.3 "Reference documents" of the draft Plan. Following are the links for ease of access:

Landscape Character Assessment (September 2021)

<http://www.sandbachneighbourhoodplan.org.uk/wp-content/uploads/2021/09/Landscape-Character-Assessment-September-2021.docx>

Housing Needs Report – The Implications of household projections for meeting housing need in Sandbach 2013-2030 (2015)

<http://www.sandbachneighbourhoodplan.org.uk/wp-content/uploads/2015/08/Housing-Vision-2015-03-18-Sandbach-Final-Report.pdf>

Housing Needs Report (2021)

<http://www.sandbachneighbourhoodplan.org.uk/wp-content/uploads/2021/06/Sandbach-Housing-Needs-Report-FINAL-SUBMISSION-VERSION-1.pdf>

Schedule of Changes

<http://www.sandbachneighbourhoodplan.org.uk/wp-content/uploads/2021/09/Schedule-of-Changes-v4-130921.docx>

Basic Conditions Statement

<http://www.sandbachneighbourhoodplan.org.uk/wp-content/uploads/2021/09/Basic-Condition-Statement-v-4-130921.docx>

5. Please provide an electronic copy of the Landscape Character Assessment (LCA link not working on the STC NP website). Please clarify what evidence, in addition to the LCA if any, supports the changes to Policies PC1, PC3 and the identification of Local Green Gaps? Can electronic copies of the evidence (or working links) be provided as necessary?

Please see the link above for the LCA document. The LCA is a large file and an electronic copy will be forwarded to you by separate email.

Policy PC1 (Local Green Gaps):

Evidence is provided within the Justification statement for policy PC1 and in the Schedule of Changes document (see link above).

Change in terminology from “Areas of Separation” to “Local Green Gaps” is brought about through consultation with CEC and alignment with descriptive terms used in the CELP, particularly the CELP Part 2 (SADPD – submission version) and more specifically Policy PG14 (Local Green Gaps).

PC3 Policy Boundary for Sandbach:

Evidence is provided within the Justification statement for policy PC3 and in the Schedule of Changes document (see link above).

Change in terminology from “Policy Boundary for Sandbach” (the term used prior to release of the CELP) to “Settlement Boundary” is brought about through consultation with CEC and alignment with descriptive terms used in the CELP.

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