



**SANDBACH
TOWN COUNCIL**

PLANNING AND CONSULTATION COMMITTEE

Agenda for the meeting to be held on **Monday, 17th April 2023**
at **Sandbach Town Hall**, and commencing **7pm**.

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

1. APOLOGIES FOR ABSENCE

The Meeting will be clerked by the Deputy Chief Officer.

Please ensure that all apologies are made directly to the meeting clerk 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 Chair of the meeting will adjourn the meeting to allow questions from members of the public. After the questions, the Chair will reconvene the Planning and Consultation Committee Meeting.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 27 MARCH 2023

[Attached: Draft minutes of the meeting]

Action: *To approve the minutes of the meeting of 27 March 2023.*

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 17.3.23 response to Cheshire East by 20.4.23

23/1077C First and Second Floors, Lea House, 5, OLD MIDDLEWICH ROAD,
SANDBACH, CW11 1DH

Prior approval for change of use from offices to residential.

Submitted WE 24.3.23 response to Cheshire East by 19.4.23

23/0817C Maytime, HOUNDINGS LANE, SANDBACH, CW11 4HJ

Extension to rear to form family room.

(Note for Committee: Deadline Extension Requested.)

23/1122C 10, HENSHALL DRIVE, SANDBACH, CW11 1YN
Second storey side extension over the existing garage with covered open porch / car port area.

(Note for Committee: Deadline Extension Requested.)

23/1128C 16, HIND HEATH ROAD, SANDBACH, CW11 3LG
Demolition of existing single storey extension to side and the addition of a single storey extension to the side of the original dwelling.

(Note for Committee: Deadline Extension Requested.)

23/0981C 36, ELWORTH ROAD, SANDBACH, CW11 3HQ
A part rear single storey extension & part rear two storey extension with associated internal rework.

Submitted WE 31.3.23 response to Cheshire East by 26.4.23

23/0918C 15, MIDDLEWICH ROAD, SANDBACH, CW11 1DH
Proposed fire escape stairs to the rear of the property.

23/1219C 653, CREWE ROAD, SANDBACH, CW11 3RZ
Proposed alterations and extension of detached bungalow.

23/1061C Sunnyside, MOSS LANE, SANDBACH, CW11 3PL
Replacement of existing dwelling with self/custom build of new dwelling.

Submitted WE 7.4.23 response to Cheshire East by 20.4.23

22/3151C 16, GAWSWORTH DRIVE, SANDBACH, CW11 1DY
Demolition of Existing Garage & Proposed Single Storey Front, Side & Rear Extensions with Loft Conversion

Submitted WE 14.4.23 response to Cheshire East by 2.5.23

23/1352C 19, BARLOW WAY, SANDBACH, CW11 1PB
Proposed demolition of existing orangery and erection of new single storey rear extension

23/1180C 52, COLERIDGE CLOSE, SANDBACH, CW11 3NN
Rear 2 Storey Extension

5. CONSULTATIONS

5.1 DMMO Wrights Lane Consultation

[Attached: 5.1a Consultation Letter;
5.1b Wrights Lane Plan 01]

Email received 23 March relating to an application for a public footpath to be added to the Definitive Map and Statement. Consultation ends Wednesday 3 May 2023.

5.2 NALC response to DLUHC Permitted Development Consultation

[Attached: 5.2 NALC response]

Email received from Cheshire Association of Local Councils (ChALC) on National Association of Local Councils (NALC) draft response to the [Permitted Development consultation](#) from the Department for Levelling Up, Housing and Communities (DLUHC). The consultation proposes changes to permitted development rights to support temporary recreational campsites, renewable energy and film-making.

Comment to NALC draft response due on 6 April 2023.

The Permitted Development consultation closes at 11:45pm on 25 April 2023.

5.3 NALC response to DLUHC Infrastructure Levy Consultation

[Attached: 5.3 NALC response]

Email received from ChALC on NALC policy consultation briefing on the new [Infrastructure Levy](#) from the DLUHC.

The central government wants to make sure the local authorities receive a fairer contribution of money that would support the infrastructure which expect to come with new developments. This reform aims to be a more efficient and transparent system which largely sweep away the Section 106 (S106) of the Town and Country Planning Act 1990.

Response to NALC by 5pm on 19 May 2023.

The Infrastructure Levy consultation closes on 9 June 2023.

6. CORRESPONDENCE

6.1 Public participation at the Strategic Planning Board / Planning Committee

[Attached: 6.1 Email from Cheshire East Council]

Email received 28 March concerning public participation at the Southern Planning Committee on 5 April 2023 for 22/1485C Land to the North of 24 Church Lane.

6.2 HS2 Additional Provision Deposit 2

[Attached: 6.2a email from HS2;
6.2b Deposit info leaflet for Parish Council]

Email received 5 April regarding the deposit of additional provision material relating to the High Speed Two (HS2) Phase 2b Crew-Manchester route. The Additional Provision (AP2) intends to seek a second set of amendments to the High Speed Rail Crewe-Manchester Bill that include additional powers to construct works and to acquire or use land affecting local authority area.

This letter requires replying the following by 25 April 2023:

1. Acknowledge receipt of this letter;
2. Confirm the number of printed copies needed along with the soft copy available in a USB stick;
3. Contact details.

6.3 Manchester Airport Future Airspace Project

[Attached: 6.3 Email from Manchester Airport]

Email received 11 April regarding progress of The Manchester Airport Future Airspace Project. Based on document CAP1616 (Title: Airspace change: Guidance on the regulatory process for changing the notified airspace design and planned and permanent redistribution of air traffic, and on providing airspace information) , there is a need to use satellites in navigation so aircraft can arrive and depart safely. The CAA (Civil Aviation Authority) have now approved the ACP (Airspace Change Process) to move on to Stage 3.

7. PLANNING APPLICATION RESPONSES – DELEGATION

During the transition period from 18 April to the first new council Planning and Consultation committee meeting, Sandbach Town Council office will ensure observations are submitted in time for the non-contentious planning applications.

Action: This committee to approve:

- i) delegate authority to the meeting Clerk, in consultation with the Chair and Vice-Chair of this committee to review and respond to non-contentious applications, ensuring responses would accord to Council policy;
- ii) officer to circulate submitted planning application references together with draft response on regular basis.

8. DATE/TIME AND PLACE OF NEXT MEETING

The date of the next meeting is to be confirmed subject to the new Council timetable.



SANDBACH
TOWN COUNCIL

PLANNING AND CONSULTATION COMMITTEE

Minutes of the Meeting of the Planning and Consultation Committee held
at 7.00pm on Monday 27th March 2023
in the Charter Room of Sandbach Town Hall.

Present Councillors R Hovey (Chair),
G Merry,
S Broad,
M Muldoon,
D Poole,
G Price Jones.

Also present were the Corporate and Democratic Services Support Officer and two members of the public.

1. APOLOGIES FOR ABSENCE

There were none.

Absent without apologies: Cllr S Crane

2. DECLARATIONS OF INTEREST

Cllr Muldoon declared a non-pecuniary interest in 23/1034C and did not vote.

The Chair adjourned the meeting to allow members of the public to speak.
As there were no questions, the meeting was reconvened.

3. MINUTES OF THE PLANNING AND CONSULTATION COMMITTEE MEETING HELD ON 6TH MARCH 2023

Resolved: *The minutes are approved as a true record.*

4. OBSERVATIONS ON PLANNING APPLICATIONS

Submitted WE 3.3.23 response to Cheshire East by 21.3.23

(Deadline for observations extended to 29.3.23)

23/0806C 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.

Resolved: *No objection.*

Chair Initials:

Submitted WE 10.3.23 response to Cheshire East by 27.3.23*(Deadline for observations extended to 29.3.23)*

23/0832C 5, WRIGHTS LANE, SANDBACH, CW11 2JX

Single and 1 & 1/2 storey side extension, comprising of a new entrance and staircase with study. Also with a garage and additional bedroom and en-suite over.

Resolved: *No objection.*

23/0910C 3, COLDMOSS DRIVE, SANDBACH, CW11 4HW

Proposed rear dormer extension.

Resolved: *No objection.*Submitted WE 17.3.23 response to Cheshire East by 13.4.23

23/1001T 9, ANVIL CLOSE, SANDBACH, CW11 3RF

Tree works to oak tree to carry out a maximum 3.0m height and 2m lateral reduction of the overall crown.

Resolved: *No objection.*

23/1034C 22, COLDMOSS DRIVE, SANDBACH, CW11 4HW

Single storey rear/side extension and first floor extension.

Resolved: *Members **OBJECT** to this application subject to the view from the Planning Officers regarding the impact of street scene of this extension.***5. CONSULTATIONS****5.1 Little Bollington NDP Regulation 16**

Email from Cheshire East Strategic Planning received 23 February regarding a Neighbourhood Development Plan 2022-2030 proposal submitted by Little Bollington Neighbourhood Forum. Consultation ends by 7pm 7 April 2023.

The Vice-Chair gave a verbal summary of the neighbourhood plan. Members support the plan as it not only care about the villages, but the neighbourhood area in a broader sense.

Resolved: *The Chair and Vice Chair of this Committee will finalise the comments and have it send to the Chief Officer's office for submission before deadline.***6. PLANNING CONSULTATION PROCESS**

Members discussed how Cheshire East can facilitate a more thorough consultation process:

- A fair chance to respond

The time scale to consider an application needs to be more flexible during holiday period (e.g. Christmas);

- Including all related stakeholders

Consultation should include not only the Members in the planning committee but also the corresponding ward Councillors;

Chair Initials:

- *Representing the residents*

Members need to know when the neighbours were notified so the committee can better represent the residents by consolidating any submitted comments;

- *Assessment criteria*

Members would like to have more information of the Red/Amber/Green 'traffic light' assessment system.

Resolved: The Chair of this Committee will write to corresponding authority to state the points discussed in this meeting.

7. MEMBERS ITEMS

7.1 The Hill Crossing Campaign

Cllr Muldoon

Members request the pursuit of a response from three parties at Cheshire East Council, in reply to the Committee's original request (25 January 2023) relating to a Crossing on The Hill.

At time of the meeting, Members received a reply from the Head of Cheshire East Highways, similar letter from the Leader of the Cheshire East Council, but no reply from The Chief Executive of Cheshire East.

Resolved: *The Chair of this Committee will put forward a letter to the relevant authority highlighting the fact that Sandbach Town Council would like a respond from the Chief Executive. Also to stress that funding allocated under Section 106 should be designated within the community for the best interests of pedestrians safety.*

8. CORRESPONDENCE

8.1 CEC Highways

[Attached in Agenda: Email]

Email received 15th March 2023 in response to STC correspondence, relating to crossing on The Hill.

Resolved: *This correspondence was dealt with alongside Item 7.1*

8.2 Strategic Planning Update

[Attached in Agenda: Strategic Planning Update]

Strategic Planning Update received by email 1st March 2023, for reference.

Members discussed the importance of Sandbach Neighbourhood Plan, the traffic congestion and the plan that goes to 2030.

Resolved: *Members welcome a regular update from Cheshire East Planning.*

Chair Initials:

8.3 Planning Inspectorate

[Attached in Agenda: Correspondence from The Planning Inspectorate]
Notice received 8th March 2023 advising of decision following Inquiry,
relating to ROW/3268692.

Resolved: *That the correspondence is received.*

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Monday, 17th April
2023 at 7pm in Sandbach Town Hall.

Meeting closed 8:40 pm

Cllr R Hovey

YL

Chair Signature:

Date:

Public Rights of Way Team
2nd Floor, Old Building
Municipal Buildings
Earle Street
Crewe
CW1 2BJ

Phone: 01270 [REDACTED]

John.lindsay@cheshireeast.gov.uk

DATE: 23rd March 2023 OUR REF: CO/8/56

YOUR REF:

Please Contact: John Lindsay

Dear Sir/Madam

Wildlife and Countryside Act 1981

Definitive Map and Statement

Application for the Addition of a footpath known as Wrights Lane between Wrights Lane (leading from Wrights Lane) to the Junction with Footpath No14 Sandbach.

I am writing to inform you that consideration is being given to a application for a Public footpath to be added to the Definitive Map and Statement. The route of the claimed footpath is shown on the enclosed map (A -B).

I shall be pleased if you will advise me if;

1. If you have no objection to the proposal, please reply with words to that effect.
2. If you wish to raise an objection, please reply stating your objection and the reason(s) why you object.

Can you please arrange to respond within 6 weeks from the date of this letter.

Your response can be sent electronically to john.lindsay@cheshireeast.gov.uk or posted to the address above, remembering to include the reference above.

If you have any queries please do contact me.

Yours Faithfully



John Lindsay
Definitive Map Officer
Tel: 01270 [REDACTED]

OFFICIAL

View our Privacy Notice at www.cheshireeast.gov.uk/prow

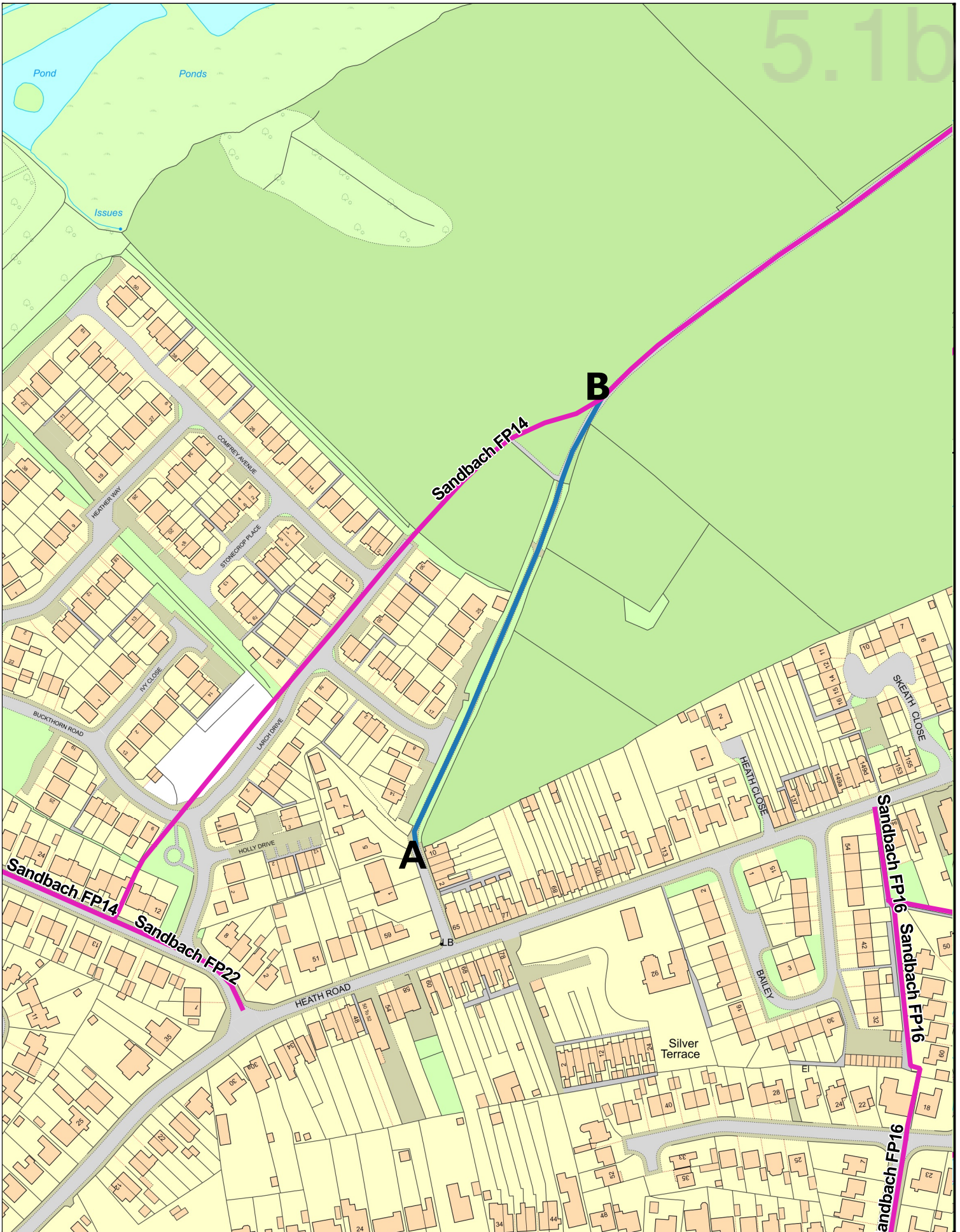
5.1b

380750

380750

380500

380500



1:2500

Claimed footpath between wrights lane to the junction with Footpath No. 14 Sandbach.

Plan No.01 (consultation plan)

This is a working copy of the definitive map and should not be used for legal purposes



From: Sharon Angus-Crawshaw <sharonangus-crawshaw@chalc.org.uk>
Sent: Tuesday, March 28, 2023 12:15 PM
To: Sharon Angus-Crawshaw <sharonangus-crawshaw@chalc.org.uk>
Cc: Nikki Roberts <nikkiroberts@chalc.org.uk>
Subject: DLUHC Permitted Development Consultation - Draft NALC Response - Chance To Comment

Dear ChALC Member

For your information, NALC will be responding to the following DLHUC consultation on permitted development which you can find here: <https://www.gov.uk/government/consultations/permitted-development-rights-supporting-temporary-recreational-campsites-renewable-energy-and-film-making-consultation>.

If you have any specific text changes or additions to make to the attached draft NALC response, please send them directly to Fflur Jones at NALC fflur.jones@nalc.gov.uk - **by latest 17:00 on Thursday 6th April 2023.**

Kind regards

Sharon Angus-Crawshaw
Admin Support Officer (Part-time)
Please note I do not work on Wednesdays

ELECTIONS – IMPORTANT! All existing town and parish councillors in Cheshire West & Chester and Cheshire East who wish to continue in office MUST complete a nomination form and hand deliver to the Returning Officer BY NO LATER THAN 4pm on Tuesday 4th April 2023.



Cheshire Association of Local Councils
Park View Business Centre
Combermere
Whitchurch
SY13 4AL

www.chalc.org.uk

27 MARCH 2023

PR3-23 | PERMITTED DEVELOPMENT RIGHTS

Introduction

We are writing in response to the government's consultation on permitted development rights. The National Association of Local Councils (NALC) is the national membership body that works with the 43 county associations of local councils to represent and support England's 10,000 local (parish and town) councils.

Local councils and their 100,000 councillors are the first tier of local government, closest to the people, and play an essential part in delivering hyper local services, building strong communities, and strengthening social fabric.

Local councils cover two thirds of England and a third of the population and invest over £3 billion per year to improve and strengthen communities.

Summary

NALC's headline positions on permitted development rights are as below:

- NALC does not support an across-the-board extension of permitted development rights in the planning system. Policies on permitted development rights (PDRs) should be the prerogative of Local Authorities (LAs) in their Local Plans or Neighbourhood Planning Groups.
- NALC supports that Assets of Community Value be subject to the removal of Permitted Development Rights by imposing Article 4. An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to an area or site, or a development anywhere in the authority's area.
- Permitted development rights should play a minimal role in the planning system because every place is different and the circumstances surrounding it are different.
- Removing the right of local authorities to make decisions on planning applications and that of local councils to comment on them constitutes a further loss of democratic input.

Overarching policy statement

In October 2020 NALC included the below overarching planning policy statement in its response to the three main Planning White Paper consultations launched that summer – these positions still hold true in response to this consultation:

1. NALC has signed up to the proposition that there is a climate emergency and will therefore, as a general principle, promote and support moves and policies which help to mitigate it. For instance, NALC supports the need for Local Plans and large developments to be subject to environmental appraisals and it supports energy efficient homes and more trees.
2. NALC will support a planning system which incorporates a significant role for local (parish and town) councils. It will not support any diminution of local councils' statutory right to

comment on planning issues at all stages of their evolution, whether they be development planning matters or spatial planning policies.

3. NALC will support a soundly based planning system which represents the most reliable tool for the sustainable allocation of land, and which represents the three pillars of sustainability equally, i.e., social, economic, and environmental factors.
4. NALC will support changes to the planning system which it perceives will strengthen the system and the voice of democracy and lead to better quality, appropriately sited developments. It will not support planning changes which it perceives will work in the opposite direction.
5. NALC would support a very much strengthened version of the 'duty to co-operate' between neighbouring local authorities or an alternative policy which made it compulsory for neighbouring LAs to work in close co-operation with each other on spatial planning.
6. NALC does not support an across-the-board extension of permitted development rights in the planning system. Policies on permitted development rights should be the prerogative of LAs in their Local Plans or Neighbourhood Planning Groups.
7. NALC supports the recommendations of the Building Better, Building Beautiful Commission.
8. NALC recognises the need for more affordable housing and would welcome initiatives that would enable LAs and local councils to deliver some. In addition, NALC would like to see more housing delivered that is suitable for the disabled and those with mobility impairments and a range of different types of tenures facilitated.
9. NALC wants to see a fair infrastructure levy system which gives local councils a voice and benefits them financially so that they in turn can deliver more for their local communities.
10. NALC has concerns about housing tests based on standard methodologies/ algorithms. It wants to see a planning system which recognises that every planning application and every location is different.

Consultation questions

NALC's responses to the main consultation questions applicable to local councils in the consultation document are below:

2. A new permitted development right for temporary recreational campsites

Q1. Do you agree that a new permitted development right should be introduced that will allow the temporary use of land for recreational campsites and associated facilities?

A1. No. NALC maintains that permitted development rights should play a minimal role in the planning system and that they should remain the prerogative of local authorities.

Q.2: Do you agree that the permitted development right should only apply to the placing of tents?

A2. Don't know. More evidence is needed.

Q.3: Do you agree that the permitted development right should allow up to a maximum of 30 tents to be erected on the land?

A3. Don't know. More evidence is needed.

Q.4: Do you agree that the permitted development right should be limited to up to 60 days per calendar year?

A.4: Don't know. More evidence is needed.

Q.5: Do you agree that the permitted development right should require the provision of temporary on-site facilities to provide waste disposal, showers and toilets?

A.5: Don't know. More evidence is needed.

Q.6: Do you agree that the permitted development right should not apply on land which is in or forms part of sites of special scientific interest, Scheduled Monuments, safety hazard areas, military explosives storage areas and land within the curtilage of a listed building?

A.6: Yes. These decisions should be delegated to local authorities who have a better sense of the local landscape.

Q.7: Are there any other planning matters that should be considered?

A.7: Yes. The impact this new permitted development right could have on the long-term vision local authorities have set out in their local and neighbourhood plans.

Q.8: Do you agree that the permitted development right should require annual prior notification to the local authority of the matters set out above?

A.8 Yes, local authorities and neighbourhood planning groups should always be consulted with regards to PDRs.

Q.9: Do you think that, in areas of flood risk, the right should allow for prior approval with regard to flooding on the site?

A9. Yes. PDRs should be the prerogative of local authorities and tailored to the local circumstances.

Q.10: Do you think that any of the proposed changes in relation to a new permitted development right for temporary recreational campsites could impact on: a) businesses b) local planning authorities c) communities?

A10. Yes. It will impact on local planning authorities' use of various land within their remit. The local knowledge that goes into designing neighbourhood plans is overridden through permitted development rights and this happens nationally.

Q.11: Do you think that proposed changes in relation to a new permitted development right for temporary recreational campsites could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

A11. Don't know.

3. Permitted development rights for solar equipment on and within the curtilage of domestic and non-domestic buildings

Q.12: Should the permitted development right for solar on domestic rooftops be amended so that they can be installed on flat roofs where the highest part of the equipment would be no higher than 0.6 metres above the highest part of the roof (excluding any chimney)?

A12. No. NALC opposes the expansion of permitted development rights and recommends that local authorities be consulted on these matters.

Q13. Are there any circumstances where it would not be appropriate to permit solar on flat roofs of domestic premises?

A13. Don't know. More evidence is required.

Q14. Do you agree that solar on a wall which fronts a highway should be permitted in conservation areas?

A14. Don't know. NALC does however support the wider use of renewable energy, in particular solar power.

Q15. Do you have any views on the other existing limitations which apply to this permitted development right which could be amended to further support the deployment of solar on domestic rooftops?

A15. Don't know. More evidence is needed.

Q16. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the dwellinghouse in conservation areas, should be removed?

A16. No. These cases should be dealt with by local authorities in a locally informed case-by-case basis.

Q17. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone domestic solar?

A17. Don't know. More evidence is needed.

Q18. Do you agree that the current threshold permitting the generation of up to 1MW of electricity on non-domestic buildings should be removed?

A18. Don't Know. More sector specific evidence is required.

Q19. Is the current prior approval for solar equipment on non-domestic rooftops (where equipment is over 50kW but no more than 1MW) effective?

A19. Don't know. More sector specific evidence is required.

Q20. Are there any circumstances where it would not be appropriate to allow for the installation of non-domestic rooftop solar where there is no limit on the capacity of electricity generated?

A20. Don't know. More evidence is needed.

Q21. Do you agree that the existing limitations relating to the installation of solar on non-domestic buildings in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

A21. No, these should be considered on a case-by-case basis at the local level. NALC does however encourage the wider use of solar energy.

Q22. Do you have any views on how the other existing limitations which apply to the permitted development right could be amended to further support the deployment of solar on non-domestic rooftops?

A21. Don't know. More evidence of impact is required.

Q23. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the building in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

A23. No. The existing limitations should be retained.

Q24. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone non-domestic solar?

A24. Don't know. More evidence is required.

Q25. Do you agree that permitted development rights should enable the installation of solar canopies in ground-level off-street car parks in non-domestic settings?

A25. No. These decisions should be the prerogative of local authorities.

Q26. Do you agree that a permitted development right for solar canopies should not apply on land which is within 10 metres of the curtilage of a dwellinghouse?

A26. Don't know. More evidence is needed.

Q27. Do you agree that a permitted development right for solar canopies should not apply on land which is in or forms part of a site designated as a scheduled monument or which is within the curtilage of a listed building?

A27. Don't know. More evidence is needed.

Q28. Do you agree that the permitted development right would not apply to article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites?

A28. Yes. Local authorities should be able to take those planning decisions using their local knowledge.

Q29. Do you agree that solar canopies should be permitted up to 4 metres in height?
A29. Don't know. More evidence is needed.

Q30. Do you think that the right should allow for prior approval with regard to design, siting, external appearance and impact of glare?

A30. Yes. Local authorities should be able to assess the impact of the installation within the context of their Local Plans.

Q31. Are there any other limitations that should apply to a permitted development right for solar canopies to limit potential impacts?

A31. Don't know. More evidence is needed.

4. Providing further flexibility to allow local authorities to undertake development

Q34. Do you agree that the permitted development right allowing for development by local authorities should be amended so that the development permitted can also be undertaken by a body acting on behalf of the local authority?

A34. Yes. Local (parish and town) councils should be able to act on behalf of the local authority, as needed, where the development permitted is complemented by the Local Plan and the relevant neighbourhood plan.

For further information on this response contact Fflur Jones via email at fllur.jones@nalc.gov.uk or policycomms@nalc.gov.uk.

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From: Sharon Angus-Crawshaw <sharonangus-crawshaw@chalc.org.uk>
Sent: Thursday, March 30, 2023 11:30 AM
To: Sharon Angus-Crawshaw <sharonangus-crawshaw@chalc.org.uk>
Cc: Nikki Roberts <nikkiroberts@chalc.org.uk>
Subject: DLUHC Consultation On Infrastructure Levy - Request To Circulate NALC Briefing
Importance: High

Dear ChALC member – please see message from NALC below

The Infrastructure levy is a reform to the existing system of developer contributions – Section 106 planning obligations and the Community Infrastructure levy – in England. The department for Levelling up, Housing and Communities (DLUHC) have issued a consultation to inform the design of the Levy and of regulations that will set out its operation in detail. NALC will be responding to the DLUHC consultation on the new Infrastructure Levy [here](#). Please see the attached NALC policy consultation briefing to help us secure views to inform the NALC response. Please can you email any responses directly to chris.borg@nalc.gov.uk by 17.00 on 19 May 2023.

Kind regards

Sharon Angus-Crawshaw
Admin Support Officer (Part-time)
Please note I do not work on Wednesdays

ELECTIONS – IMPORTANT! All existing town and parish councillors in Cheshire West & Chester and Cheshire East who wish to continue in office MUST complete a nomination form and hand deliver to the Returning Officer BY NO LATER THAN 4pm on Tuesday 4th April 2023.



Cheshire Association of Local Councils
Park View Business Centre
Combermere
Whitchurch
SY13 4AL

www.chalc.org.uk

29 MARCH 2023

PC1-23 | INFRASTRUCTURE LEVY

Summary

The Infrastructure Levy is a reform to the existing system of developer contributions – Section 106 planning obligations and the Community Infrastructure Levy – in England. The Department for Levelling Up, Housing and Communities (DLUHC) have issued a consultation to inform the design of the Levy and of regulations that will set out its operation in detail.

The main consultation document can be downloaded [here](#). The consultation closes at DLUHC on 9 June 2023.

Context

The consultation seeks insight on:

- technical aspects of the design of the Infrastructure Levy.
- the preparation and content of regulations.

NALC will be responding to this consultation as many local councils will have an interest in feeding in their own views on the existing system of developer contributions and how they relate to proposals for the new Infrastructure Levy.

NALC's current policy positions

NALC will be arguing very strongly that it is right that local councils will receive the 25% neighbourhood share of the Infrastructure Levy. This will ensure communities benefit from development and local councils can invest in local infrastructure and other priorities. It will be important for local councils to have full flexibility in how the levy is used. However, the reported flat share of 25% does not provide an uplift or added incentive for communities that have a made neighbourhood plan in place, which is the presently the case where the Community Infrastructure Levy is charged.

Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member

councils in response to these questions to help inform its own submission to DLUHC:

Chapter 1: Fundamental design choices

Question 1: Do you agree that the existing CIL definition of ‘development’ should be maintained under the Infrastructure Levy, with the following excluded from the definition:

- developments of less than 100 square metres (unless this consists of one or more dwellings and does not meet the self-build criteria) - Yes/No/Unsure
- Buildings which people do not normally go into - Yes/No/Unsure
- Buildings into which peoples go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery - Yes/No/Unsure
- Structures which are not buildings, such as pylons and wind turbines. Yes/No/Unsure

Question 2: Do you agree that developers should continue to provide certain kinds of infrastructure, including infrastructure that is incorporated into the design of the site, outside of the Infrastructure Levy? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 3: What should be the approach for setting the distinction between integral and Levy-funded infrastructure? [see para 1.28 for options a), b), or c) or a combination of these]. Please provide a free text response to explain your answer, using case study examples if possible.

Question 4: Do you agree that local authorities should have the flexibility to use some of their levy funding for non-infrastructure items such as service provision? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 5: Should local authorities be expected to prioritise infrastructure and affordable housing needs before using the Levy to pay for non-infrastructure items such as local services? [Yes/No/Unsure]. Should expectations be set through regulations or policy? Please provide a free text response to explain your answer where necessary.

Question 6: Are there other non-infrastructure items not mentioned in this document that this element of the Levy funds could be spent on?

[Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 7: Do you have a favoured approach for setting the ‘infrastructure in-kind’ threshold? [high threshold/medium threshold/low threshold/local authority discretion/none of the above]. Please provide a free text response to explain your answer, using case study examples if possible.

Question 8: Is there anything else you feel the government should consider in defining the use of s106 within the three routeways, including the role of delivery agreements to secure matters that cannot be secured via a planning condition? Please provide a free text response to explain your answer.

Chapter 2: Levy rates and minimum thresholds

Question 9: Do you agree that the Levy should capture value uplift associated with permitted development rights that create new dwellings? [Yes/No/Unsure]. Are there some types of permitted development where no Levy should be charged? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 10: Do you have views on the proposal to bring schemes brought forward through permitted development rights within scope of the Levy? Do you have views on an appropriate value threshold for qualifying permitted development? Do you have views on an appropriate Levy rate ‘ceiling’ for such sites, and how that might be decided?

Question 11: Is there is a case for additional offsets from the Levy, beyond those identified in the paragraphs above to facilitate marginal brownfield development coming forward? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary, using case studies if possible.

Question 12: The government wants the Infrastructure Levy to collect more than the existing system, whilst minimising the impact on viability. How strongly do you agree that the following components of Levy design will help achieve these aims?

- Charging the Levy on final sale GDV of a scheme [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]**
- The use of different Levy rates and minimum thresholds on different development uses and typologies [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]**

- Ability for local authorities to set 'stepped' Levy rates [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]
- Separate Levy rates for thresholds for existing floorspace that is subject to change of use, and floorspace that is demolished and replaced [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]

Question 13: Please provide a free text response to explain your answers above where necessary.

Chapter 3: Charging and paying the Levy

Question 14: Do you agree that the process outlined in Table 3 is an effective way of calculating and paying the levy? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 15: Is there an alternative payment mechanism that would be more suitable for the Infrastructure Levy? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 18: To what extent do you agree that a local authority should be able to require that payment of the Levy (or a proportion of the Levy liability) is made prior to site completion? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]. Please explain your answer.

Question 19: Are there circumstances when a local authority should be able to require an early payment of the Levy or a proportion of the Levy? Please provide a free text response to explain your answer where necessary.

Chapter 4: Delivering infrastructure

Question 21: To what extent do you agree that the borrowing against Infrastructure Levy proceeds will be sufficient to ensure the timely delivery of infrastructure? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 22: To what extent do you agree that the government should look to go further, and enable specified upfront payments for items of infrastructure to be a condition for the granting of planning permission? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a

free text response to explain your answer where necessary.

Question 23: Are there other mechanisms for ensuring infrastructure is delivered in a timely fashion that the government should consider for the new Infrastructure Levy? [Yes/No/Unsure] Please provide free text response to explain your answer where necessary.

Question 24: To what extent do you agree that the strategic spending plan included in the Infrastructure Delivery Strategy will provide transparency and certainty on how the Levy will be spent? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree] Please provide a free text response to explain your answer where necessary.

Question 25: In the context of a streamlined document, what information do you consider is required for a local authority to identify infrastructure needs?

Question 26: Do you agree that views of the local community should be integrated into the drafting of an Infrastructure Delivery Strategy? [Yes/No/Unsure] Please provide a free text response to explain your answer where necessary.

Question 27: Do you agree that a spending plan in the Infrastructure Delivery Strategy should include:

- Identification of general integral infrastructure requirements
- Identification of infrastructure/types of infrastructure that are to be funded by the Levy - Prioritisation of infrastructure and how the Levy will be spent
- Approach to affordable housing including right to require proportion and tenure mix
- Approach to any discretionary elements for the neighbourhood share
- Proportion for administration
- The anticipated borrowing that will be required to deliver infrastructure
- Other - please explain your answer
- All of the above

Question 28: How can we make sure that infrastructure providers such as county councils can effectively influence the identification of Levy priorities?

- Guidance to local authorities on which infrastructure providers need to be consulted, how to engage and when
- Support to county councils on working collaboratively with the local authority as to what can be funded through the Levy

- Use of other evidence documents when preparing the Infrastructure Delivery Strategy, such as Local Transport Plans and Local Education Strategies
- Guidance to local authorities on prioritisation of funding
- Implementation of statutory timescales for infrastructure providers to respond to local authority requests
- Other - please explain your answer

Question 29: To what extent do you agree that it is possible to identify infrastructure requirements at the local plan stage? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Chapter 5: Delivering affordable housing

Question 30: To what extent do you agree that the 'right to require' will reduce the risk that affordable housing contributions are negotiated down on viability grounds? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Question 31: To what extent do you agree that local authorities should charge a highly discounted/zero-rated Infrastructure Levy rate on high percentage/100% affordable housing schemes? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary

Question 32: How much infrastructure is normally delivered alongside registered provider-led schemes in the existing system? Please provide examples.

Question 33: As per paragraph 5.13, do you think that an upper limit of where the 'right to require' could be set should be introduced by the government? [Yes/No/unsure] Alternatively, do you think where the 'right to require' is set should be left to the discretion of the local authority? [Yes/No/unsure]. Please provide a free text response to explain your answer where necessary.

Chapter 6: Other areas

Question 34: Are you content that the Neighbourhood Share should be retained under the Infrastructure Levy? [Yes/No/Unsure?]

Question 35: In calculating the value of the Neighbourhood Share, do you think this should A) reflect the amount secured under CIL in parished areas (noting

this will be a smaller proportion of total revenues), B) be higher than this equivalent amount C) be lower than this equivalent amount D) Other (please specify) or E) unsure. Please provide a free text response to explain your answer where necessary

Question 36: The government is interested in views on arrangements for spending the neighbourhood share in unparished areas. What other bodies do you think could be in receipt of a Neighbourhood Share in such areas?

Question 37: Should the administrative portion for the new Levy A) reflect the 5% level which exists under CIL B) be higher than this equivalent amount, C) be lower than this equivalent amount, D) Other, (please specify), or E) unsure. Please provide a free text response to explain your answer where necessary.

Question 38: Applicants can apply for mandatory or discretionary relief for social housing under CIL. Question 31 seeks views on exempting affordable housing from the Levy. This question seeks views on retaining other countryside exemptions. How strongly do you agree the following should be retained:

- residential annexes and extensions; [Strongly Agree/Agree/Disagree/Strongly Disagree]

- self-build housing; [Strongly Agree/Agree/Disagree/Strongly Disagree]

If you strongly agree/agree, should there be any further criteria that are applied to these exemptions, for example in relation to the size of the development?

Question 39: Do you consider there are other circumstances where relief from the Levy or reduced Levy rates should apply, such as for the provision of sustainable technologies? [Yes/No/Unsure]. Please provide a free text response to explain your answer where necessary.

Question 40: To what extent do you agree with our proposed approach to small sites? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Question 41: What risks will this approach pose, if any, to SME housebuilders, or to the delivery of affordable housing in rural areas? Please provide a free text response using case study examples where appropriate.

Question 42: Are there any other forms of infrastructure that should be exempted from the Levy through regulations?

Question 43: Do you agree that these enforcement mechanisms will be sufficient to secure Levy payments? [Strongly Agree/Agree/Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary.

Chapter 7: Introducing the Levy

Question 44: Do you agree that the proposed 'test and learn' approach to transitioning to the new Infrastructure Levy will help deliver an effective system? [Strongly Agree/Agree/ Neutral/Disagree/Strongly Disagree/Unsure] Please provide a free text response to explain your answer where necessary

Your evidence

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on 19 May 2023. County associations are asked to forward this briefing onto all member councils in their area.

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Miss A L Banks,
Clerk to Sandbach Town Council
SANDBACH LITERARY INSTITUTE
HIGHTOWN
SANDBACH
CW11 1AE

Development Management
PO Box 606
Municipal Buildings
Earle Street
Crewe
CW1 9HP

Please ask for: **Philippa Radia**
Direct dial: **01270** [REDACTED]
E-

Mail: philippa.radia@cheshireeast.gov.uk

Dear Madam

Date: **28-Mar-2023**

Application No: **22/1485C**
Proposal: **Erection of 4 dwellings with associated access and landscaping**
Location: **Land to the North of 24 Church Lane, SANDBACH CW11 2LQ**

PUBLIC PARTICIPATION AT THE STRATEGIC PLANNING BOARD OR PLANNING COMMITTEE

I am writing to you as an interested person in respect of the above planning application. This application is due to be considered by the Southern Planning Committee on 05 April 2023. The Council has resolved to allow interested persons an opportunity to explain briefly their views in support of or against the application prior to the Committee's consideration and determination of the application.

Attached to this letter are notes explaining the procedure and time of the meeting. Please read them carefully and contact Democratic Services if you would like to attend.

If there is more than one speaker you may be required to share your speaking time. If this is the case, the Democratic Services Officer will need to contact you. Please, therefore, include a contact telephone number on your request to speak.

Yours faithfully

Philippa Radia

Senior Planning Officer
Development Management

Cheshire East Borough Council

Public Participation at Strategic Planning Board and Planning Committees

Who can speak?

The following individuals/groups are eligible to speak

- Objectors
- Applicants
- Supporters
- The relevant Parish or Town Council
- Members who are not on the Committee and are not the Ward Member
- Ward Councillors who are not Members of the Planning Committee

How much time is allocated to each group?

The following groups have a period of 5 minutes

- Ward Councillors who are not Members of the Planning Committee
- The relevant Parish or Town Council

All other groups have a period limited to a total of 3 minutes. If there is more than one person wishing to speak, people are encouraged to consult each other and agree how to share their 3 minutes.

This may be the most effective way of presenting views.

How do you arrange to speak at the Planning Committee?

Please inform, in writing, Democratic Services, by 12.00 noon on the Tuesday (the day before the meeting).

When should you arrive for the meeting?

Speakers are *normally requested to arrive by: 9.30 pm, prior to the start of the meeting at 10.00 am so that they can register with the Democratic Services Officer.

*Please note: These times may vary as the agenda dictates. Please contact the Democratic Services Section to confirm times/agenda order.

What is the order of speaking at the meeting?

The order is as follows:

- Announcement of the item by the Chairman
- Introduction by the Planning Officer, who will update the Committee report and highlight the key issues
- Ward Councillors not on the Strategic Planning board or Northern and Southern Planning Committees (5 minutes in total).
- Other Borough Councillors if not a Committee member (3 minutes in total).
- Parish/Town Council representations (5 minutes)
- Objectors' representations (3 minutes)
- Supporters' representations (3 minutes)
- Applicants representations (3 minutes)
- Further comments by Planning Officer

What are the possible outcomes of the meeting?

The decision may be:

- to approve the application
- to refuse the application
- to defer for information/negotiations
- to defer for a site visit by the Committee.
- to refer the application from the Committee to the Strategic Planning Board.

What may the statement to the Committee include?

Only refer to relevant planning issues, eg:

- exterior design, size, appearance, layout, etc
- residential amenity

- highway safety
- character of the area
- trees and historic buildings
- planning policy (Local Plan/Structure Plan)
- Government guidance

The Committee cannot take into account non-planning issues eg:

- boundary disputes/property rights
- personal comments about any individual
- loss of property value or loss of view
- matters covered in other laws

Will the use of presentation aids be allowed?

In order to be fair to all parties, no presentation aids will be permitted. Similarly, the circulation of late information, photographs and/or plans at the meeting will not be allowed.

Will there be an opportunity for questions?

At the Chairman's discretion, members of the Committee may ask a visiting speaker to clarify an issue after a statement is made. However, speakers will not be permitted to ask questions or interrupt the Members' discussion on an individual planning application.

Where are meetings usually held?

Strategic Planning Board – contact as below
Northern Planning Committee – Macclesfield Town Hall
Southern Planning Committee – Municipal Buildings, Crewe

Agenda

Agendas for the Committee are available on-line or from the Democratic Services Officer one week before the meetings

Contacts

Strategic Planning Board

Email: speakingatplanning@cheshireeast.gov.uk

Northern Planning Committee

Email: speakingatplanning@cheshireeast.gov.uk

Southern Planning Committee

Email: speakingatplanning@cheshireeast.gov.uk

Democratic Services, Cheshire East Borough Council, Westfields, Middlewich Road, Sandbach, Cheshire. CW11 1HZ
Also see the Council's website: www.cheshireeast.gov.uk

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High Speed Two (HS2) Limited

Albany House
96-98 Petty France
London SW1H 9EA

Telephone: 08081 434 434

Minicom: 08081 456 472

Email: hs2enquiries@hs2.org.uk

[hs2.org.uk](https://www.hs2.org.uk)

Ms Ceri Lloyd
Chief Officer
Sandbach Town Council
Sandbach Town Hall
Sandbach
CW11 1AX

Our Ref: P2B_PC047

5 April 2023

Dear Ms Lloyd,

High Speed Rail (Crewe – Manchester) Bill: deposit of a second Additional Provision

The Secretary of State for Transport introduced the High Speed Rail (Crewe – Manchester) Bill (“the Bill”) into Parliament in January 2022 seeking powers to authorise the construction and operation of the latest phase of HS2. Following introduction, amendments to the Bill were proposed in July 2022 by means of Additional Provision 1 (“AP1”).

We are writing to you about our intention to seek a second set of amendments to the Bill that include additional powers to construct works and to acquire or use land affecting your local authority area. These amendments will also be proposed by means of an Additional Provision (to be known as “AP2”). We will need to deposit material relating to AP2 with you, as we did with the Bill and AP1.

The Standing Orders of both Houses of Parliament relating to Private Business (“Standing Orders”) require that we deposit copies of AP2 and supporting documents with local authorities in whose area the additional powers to construct works, or to acquire, or use land, would relate.

What does this mean for you?

Copies of AP2 and the supporting documents that we deposit with local authorities and parish councils are required to be held and made available for public inspection by them under Standing Orders. Provision is also made in relation to the duties and obligations of local authorities and parish councils, in respect of documents required to be deposited with them under Standing Orders, by sections 225 and 228(5) to (7) of the Local Government Act 1972. For convenience copies of these provisions are appended to this letter along with a guide to the deposit of AP material.

The following requirements under Standing Orders in relation to parish council also applies:

- **SO36** requires that the Plans, Sections and Book of Reference be made available for public inspection and that copies of so much of the documents as a person may

reasonably require be provided to them. Should a person require copies of any of the documents we should be grateful if you would notify us as soon as possible so that we may fulfil any such request.

Subject to your agreement, we are proposing to deposit the AP2 material in electronic format only. This will include a print copy of AP2 and a USB stick containing the full suite of documents accompanying AP2. However, should you wish to receive additional printed copies of the documents please do contact us at HS2BillDeposit@hs2.org.uk to advise us of your needs.

The following table lists the documents that make up the AP2 deposit, along with the estimated number of pages the print copy will consist of:

Document	Page size	Estimated no. of pages
AP2	A4	20
Plans and Sections	A1 or A3	125
Book of Reference	A4	350
AP2 Environmental Statement and Supplementary Environmental Statement 2		
Non-Technical Summary	A4	150
Volume 1: Introduction	A4	35
Volume 2: Community Area Reports	A4	1,500
Volume 2: Community Area Map Books	A3	750
Volume 3: Route Wide Effects	A4	120
Volume 4: Off Route Effects	A4	50
Volume 5: Technical Appendices	A4 and A3	8,500
Volume 5: Technical Appendices Map Books	A3	900

Next steps

1. Please acknowledge receipt of this letter by email to HS2BillDeposit@hs2.org.uk.
2. We would be grateful if you would confirm your agreement to receiving the material in the format mentioned above.
3. Please also confirm the deposit location address(es) and the contact details of the person(s) at the local authority to liaise with about this deposit.

We would be grateful if you could get back to us by **25 April 2023**.

The timing of the deposit of AP2 is yet to be confirmed, but we expect it to be in mid-2023. We will be in touch with further details of the document deposit process in due course. If you have any questions about any aspect of the deposit process, please do not hesitate to contact us at the email address above – we would be pleased to offer help and advice to you or your colleagues.

Yours sincerely,

Lucy Lagerweij

Hybrid Bill Delivery Director
High Speed Two (HS2) Limited

LOCAL GOVERNMENT ACT 1972

(1972 c 70)

225 Deposit of documents with proper officer of authority, etc

(1) In any case in which a document of any description is deposited with the proper officer of a local authority, or with the chairman of a parish or community council or with the chairman of a parish meeting, pursuant to the standing orders of either House of Parliament or to any enactment or instrument, the proper officer or chairman, as the case may be, shall receive and retain the document in the manner and for the purposes directed by the standing orders or enactment or instrument, and shall make such notes or endorsements on, and give such acknowledgments and receipts in respect of, the document as may be so directed.

(2) All documents required by any enactment or instrument to be deposited with the proper officer of a parish or community shall, in the case of a parish or community not having a separate parish or community council, be deposited in England with the chairman of the parish meeting or in Wales with the proper officer of the [principal council].

[(3) In this section "local authority" includes a joint authority[, an economic prosperity board, a combined authority] [and a joint waste authority]...]

228 Inspection of documents

(1) The minutes of proceedings of a [parish or community council] shall be open to the inspection of any local government elector for the area of [the council] and any such local government elector may make a copy of or extract from the minutes.

(2) A local government elector for the area of a local authority may inspect and make a copy of or extract from an order for the payment of money made by the local authority.

(3) The accounts of a local authority and of any proper officer of a local authority shall be open to the inspection of any member of the authority, and any such member may make a copy of or extract from the accounts.

(4) ...

(5) Subject to any provisions to the contrary in any other enactment or instrument, a person interested in any document deposited as mentioned in section 225 above may, at all reasonable hours, inspect and make copies thereof or extracts therefrom on payment to the person having custody thereof of the sum of 10p for every such inspection, and of the further sum of 10p for every hour during which such inspection continues after the first hour.

(6) A document directed by this section to be open to inspection shall be so open at all reasonable hours and, except where otherwise expressly provided, without payment.

(7) If a person having the custody of any such document—

- (a) obstructs any person entitled to inspect the document or to make a copy thereof or extract therefrom in inspecting the document or making a copy or extract,
- (b) refuses to give copies or extracts to any person entitled to obtain copies or extracts,

he shall be liable on summary conviction to a fine not exceeding [level 1 on the standard scale].

[(7A) This section shall apply to the minutes of proceedings and the accounts of a joint authority[, an economic prosperity board, [or] a combined authority] [...] [...] [...] as if that authority were a local authority and as if, ..., references to a local government elector for the area of the authority were a reference to a local government elector for any local government area in the area for which the authority is established.]

[(7B) This section shall apply to the minutes of proceedings and the accounts of a joint waste authority as if that authority were a local authority; and in relation to a joint waste authority the reference to a local government elector for the area of the authority is to be construed in accordance with section 92(7B).]

(8) This section shall apply to the minutes of proceedings and to the accounts of a parish meeting as if that meeting were a [parish council].

[(9) In relation to the Broads Authority, the references in this section to a local government elector for the area of the authority shall be construed as references to a local government elector for the area of any of the local authorities mentioned in section 1(3)(a) of the Norfolk and Suffolk Broads Act 1988.]

High Speed Rail (Crewe - Manchester) Bill

Deposit of AP material

July 2023

We are writing to you because the Secretary of State for Transport is preparing to deposit amendments to the High Speed Rail (Crewe – Manchester) Bill currently in Parliament to authorise the construction and operation of the Crewe to Manchester section of High Speed Two (HS2).

Why is the Bill being amended?

As the Bill goes through Parliament, changes can be made to the design of the project (the Crewe to Manchester section of the HS2 route) and the Bill can be amended to accommodate these changes by amendments known as Additional Provisions (APs).

Each AP is accompanied by similar documentation to that produced for Bill deposit, for example by Parliamentary Plans and Sections and Supplementary Environmental Information. All these will form part of the final Bill documents and you will be required to make these available until Royal Assent in the same way as the Bill and its supporting documents.

What does that mean for this local authority or parish council?

As the organisation responsible for producing the AP and its supporting documents on behalf of the Secretary of State for Transport, we (HS2 Ltd) are required by Parliamentary rules (called “Standing Orders”) to place copies of the AP and its supporting documents with local authorities and parish councils affected by the proposed amendments. This means that we will need to send you these documents following the deposit of the AP in Parliament.

Once you have received the AP and its supporting documents you are required to make these documents available for inspection by the public and your office will be regarded as a “deposit location”.



Contact us

If you have any questions or concerns we are happy to help – please email us at HS2BillDeposit@hs2.org.uk

Why do we need to do this?

Under Standing Orders copies of the AP and supporting documents are required to be held and made available for public inspection, by local authorities and parish councils. Duties and obligations are imposed on local authorities and parish councils in respect of these requirements by sections 225 and 228(5) to (7) of the Local Government Act 1972.

Making the deposited documents publicly available plays a vital role in ensuring that people who might be affected by the proposed amendments have full access to the information in the documents which would authorise revised proposals in respect of works and land, subject to approval by Parliament. This helps people to understand the effects of the amended scheme and how we are planning to manage them, and also lets them know how they can have their say and where they can get more help and information if they need it.

How long do we need to make the documents available?

The documents need to be available for public inspection until the Bill becomes law (also known as receiving Royal Assent). We will keep you updated on the passage of the Bill through Parliament.

What does 'make available' actually mean?

For local authorities, Standing Order 27 says that deposit locations "shall at all reasonable hours of the day permit any person to inspect" the deposit documents. In practice, this means storing the documents in either a public place or a non-public area to which the public can be given access on request. Reasonable hours mean standard working hours (generally 9am – 5pm, Monday to Friday) or outside of these hours providing you are given sufficient notice to arrange such an appointment. Standing Order 27 additionally enables a person to obtain copies or extracts of the documents and permits that copies of the documents may be provided within a reasonable time and electronically, and we will fulfil any such request if notified.

In what format will the material be provided?

Subject to your agreement, we are proposing to provide the documents to you in electronic format, which will be a memory stick containing the full suite of documents for the AP. For convenience, the stick will also contain the full suite of documents which accompanied the Bill deposit and AP1.

In order for the public to be able to access the documents, you will need to ensure that a suitable device, such as a computer, is available. If you do not have a suitable device, we can supply you with one until Royal Assent.

If you wish to receive hard copies of the documents, then please do let us know as soon as you can. Please note that a hard copy of the full suite of documents will be very large and will require a significant amount of storage space and associated delivery logistics.

What if we already have a laptop from HS2 Ltd?

If you previously received a laptop for the deposit of the Bill, and would like the same arrangement for the AP, we will need to send you a replacement laptop and collect the old one. This is to ensure the relevant documents relating to the AP are uploaded.

What happens if we are unable to make the documents available?

If you are unable to make the documents available or would prefer another local facility, such as a library, to hold the documents, please let us know, stating which local facility you would like to nominate.

The local facility would have to agree to host the documents, but we can get in touch with them to ask.

Other than making documents available, is there anything else we might need to do?

In some cases, yes. Some local authorities will be sent a copy of the notice that we publish in local and national newspapers when the AP is deposited. This notice must be displayed at a place of public resort, which means a community noticeboard or another prominent location. We will let you know nearer the time if this applies to you.

What assistance is available and when will we get more details?

If you have any questions or concerns we are happy to help – please email us at HS2BillDeposit@hs2.org.uk or call us on **07780 227 985**.

We will be in touch nearer the deposit date to reconfirm your delivery details and to arrange delivery dates and times.



From: Future Airspace MAN <futureairspace@manairport.co.uk>

Sent: Tuesday, April 11, 2023 11:54 AM

To: Ceri Lloyd <chiefofficer@sandbach.gov.uk>

Subject: Manchester Airport Future Airspace project -Passed the 'Develop and Assess Gateway'.

Miss Ann L. Banks
Sandbach Town Council

Manchester Airport Future Airspace project -Passed the 'Develop and Assess Gateway'.

Dear Miss Banks

Following Manchester's Stage 2 ACP gateway in December 2022, and the submission of clarifications in an extraordinary gateway in March 2023, I am pleased to inform you that the CAA have now completed their assessment and given approval for us to progress to Stage 3.

So far, half the airports submitting for the Stage 2 Gateway have failed on their first submission and have had to make second, third or fourth submissions. We are therefore pleased we have passed through the Stage 2 Gateway.

The CAA recognised the quality of our submission and in particular the rigour of the process we followed for stakeholder engagement. They were content that we had effectively sought and received feedback from a wide and representative range of stakeholders and the feedback had been well used to develop the options presented. We are grateful to you, as our stakeholders, for sharing your thoughts and helping to shape the designs on behalf of those that you represent.

In Stage 3, we have a great deal of work to complete in order to build a network of route options that can work together, safely and efficiently, to arrive and depart aircraft. Much later in the stage we will need to test these route options against our Statement of Need and Design Principles in a full public consultation.

During the consultation phase of Stage 3 we will need to reach out to all those that want to have a say and we need to communicate the choices available in a way that is understood and allows people to feedback their thoughts and preferences. We will be working with ACOG, the CAA, our Stakeholder Reference Group, the Consultation Institute, Plain English and our Consultative Committee to prepare and deliver an effective consultation plan and materials for consultation.

Once again thank you for your support throughout this process and we look forward to updating you as we progress through Stage 3. If you require further information or have any questions, please do not hesitate to contact Daniella or me at this address.

Best wishes

Jonathan Challis

Future Airspace Consultation Manager (MAN)

MAG Manchester Airport, Olympic House, Manchester, M90 1QX

E: futureairspace@manairport.co.uk

T: 08000 967 967

W: www.manchesterairport.co.uk/futureairspace



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