

Our Town – Our Decisions

Sandbach Neighbourhood Development Plan

2015 - 2030

RELATIONSHIP BETWEEN THE NEIGHBOURHOOD DEVELOPMENT PLAN AND EXISTING SANDBACH TOWN PLANNING DOCUMENTS

Revision: 1.0 (First Release)

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The Sandbach Neighbourhood Development Plan (the Plan) is built upon the evidence and information gathered in the creation of the following Plans:

- **Sandbach Town Plan**
- **Sandbach Town Plan – Action Plan**
- **Sandbach Town Strategy**
- **Sandbach Conservation Area Character Appraisal and Management Plan**

The Plan is shaped by gathering the latest views of the community and ensuring that they are able to engage with the process of plan preparation.

1.0 SANDBACH TOWN PLAN

In 2010, public meetings were held to explain how a **Sandbach Town Plan** would proceed and to encourage involvement from the local community. Comments and suggestions made were used subsequently in the formation of Focus Groups.

A Community led Working Group and five Focus Groups were set up. It was the role of the Focus Groups to develop a questionnaire to be used to investigate views and gather information from residents, businesses, groups and organisations. The questionnaires were issued in early summer 2011 and responses compiled and assessed during the autumn and winter months.

732 responses were received from residents to the main questionnaire. 1,452 responses were received for the separate Youth Questionnaire, which had been designed for by pupils of both senior schools. These responses were used by the Focus Groups to produce Actions Plans, based on those responses which received clear community support and identified key stake holders to take ownership of these actions. Presentations were also made to the secondary schools and to the public.

The Steering Group brought all these action plans together to produce the Sandbach Town Plan.

The completed Sandbach Town Plan drew together the identified needs of the community, addresses their feasibility and states how and when they could be implemented.

The Town Plan also links with existing and future strategies from organisations that have an impact on the development services and facilities in Sandbach. These include, amongst others, roads and traffic, planning and development, crime, the environment and health issues that are regulated by statutory authorities such as Cheshire East Council, Sandbach Town Council, and Cheshire Constabulary. It also provided a lobbying tool to demonstrate evidence of local needs and level of commitment to potential providers of outside sources of funding.

The Town Plan identified a number of objectives and actions which needed to be addressed. These actions were subsequently documented in the Town Plan Action Plan. Since the Town Plan was adopted by the Sandbach Town Council in 2012, the actions have been formally progressed, either to conclusion or by periodic report.

2.0 SANDBACH TOWN PLAN – ACTION PLAN

This action plan is a progressive and scheduled review of the actions identified in the Town Plan. The most recent review was completed in February 2015 and is attached to the list of related documents.

3.0 SANDBACH TOWN STRATEGY-

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

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

The workshops discussed how the Town Strategy should meet the future needs of the town to make it an even better place over the next 20 years. The following shows the approach used to produce the Strategy document:



This Town Strategy, as agreed by the Stakeholder Panel and by Sandbach Town Council, described the **Vision for Sandbach** ***“A thriving market town with a treasured historic heart looking at what the town should be like by 2030. By 2030 Sandbach will continue to be a traditional, family friendly, well-connected market town. The economy will be vibrant and eco-friendly and whilst protecting the environment there will have been measured growth appropriate to the scale of the town delivered through a range of businesses and tourism. Sandbach will have a unique sense of place maintained through carefully planned and well designed development focused on ensuring its economic viability, supported by modern initiatives that build sustainable, safe, healthy and stable communities, with a high quality of life.”***

Supporting the Vision are a number of Objectives needed to realise the Vision, each accompanied by a set of specific aims which add detail to the Objectives. The key areas covered by these objectives are: The Economy, Town Centre, Housing, Transport, Community Facilities and the Environment. The draft Town Strategy also identifies a number of possible areas that may be suitable for future development.

This document was published for consultation to seek the views of the local community, businesses and other stakeholders and was published in 2012. It is used to inform planning decisions, helped to form the Neighbourhood Plan Questionnaires, forms part of the evidence base for the Neighbourhood Plan, and was provided to the Planning Inspector examining the Local Plan.

4.0 SANDBACH CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLAN

The Sandbach conservation Area was first designated in 1970 and included the area around St. Mary's Church and Market Square. It has since been extended, firstly in 1976 to take in

the Hightown area and then, in 1995 taking in Welles Street, Green Street, Bold Street, Chapel Street and Wesley Avenue. Only the original conservation area, which focussed on the medieval heart of the town, had an appraisal document, although this is many years old and did not meet the present day standards.

When the extensions to the conservation area were undertaken, only very concise justifications were provided and no updated or new appraisals were produced as they were not felt worthy of inclusion. The conservation area is also split into the main area and a smaller section, with the area west of Wesley Avenue separated from the remainder. That means that the elements of significance for much of the conservation area. Consequently a review was long overdue.

The Review was completed in 2014 and awaits adoption by Cheshire East Council which is in progress. It will include a vital Action Plan to manage and protect the historic and unique areas of Sandbach. The Action Plan incorporates several issues identified in the Sandbach Town Plan and Sandbach Town Strategy document.

4.0 RELATED DOCUMENTS:

- Sandbach Neighbourhood Development Plan
- Sandbach Town Strategy document
- Sandbach Town Plan
- Sandbach Town Plan – Action Plan, including Review document 2015
- Statement of Community Involvement
- Town Plan survey Questionnaires
- CEC Parish planning protocol
- Cheshire Community Action: Various guides to Town/Parish plans
- CEC Local Planning and place shaping
- Sandbach Town Guide
- Historic Sandbach leaflet
- History of Sandbach
- Cheshire East Local Plan
- Saved Policies of Congleton Borough Council Local Plan