

Cabinet Member for Strategic Communities

Agenda

Date: Tuesday, 16th April, 2013
Time: 3.30 pm
Venue: Fred Flint Room, Westfields, Middlewich Road, Sandbach
CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

PART 1 – MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

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.

3. **Public Speaking Time/Open Session**

In accordance with Procedure Rules Nos.11 and 35 a period of 10 minutes is allocated for members of the public to address the meeting on any matter relating to the work of the body in question. Individual members of the public may speak for up to 5 minutes but the Chairman or person presiding will decide how the period of time allocated for public speaking will be apportioned where there are a number of speakers. Members of the public are not required to give notice to use this facility. However, as a matter of courtesy, a period of 24 hours' notice is encouraged.

Members of the public wishing to ask a question at the meeting should provide at least three clear working days' notice in writing and should include the question with that notice. This will enable an informed answer to be given.

For requests for further information

Contact: Cherry Foreman

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E-Mail: cherry.foreman@cheshireeast.gov.uk with any apologies

4. **Local Plan Annual Monitoring Report** (Pages 1 - 8)

To consider progress with the preparation of the Local Plan and to approve the publication of the Annual Monitoring Report 2011/12.

CHESHIRE EAST COUNCIL

Cabinet Member for Strategic Communities

Date of Meeting: 16th April 2013
Report of: Head of Strategic Planning and Housing
Subject/Title: Local Plan Annual Monitoring Report 2011/12
Portfolio Holder: Councillor D Brown

1.0 Report Summary

- 1.1 This report sets out the findings in the Annual Monitoring Report 2011/12. The Annual Monitoring Report shows the progress with the preparation of the Local Plan and reviews the Local Development Scheme and considers how the policies set out in the development plan were delivered during the period 1st April 2011 to 31st March 2012.

2.0 Recommendation

- 2.1 That the Cabinet Member for Strategic Communities
- a) Consider any recommendations from the Strategic Planning Board on 13th March 2013; and
 - b) Approve for publication the Annual Monitoring Report 2011/12.

3.0 Reasons for Recommendations

- 3.1 Planning authorities are required to monitor and publish monitoring reports covering the progress in the preparation of their Local Plan and the effectiveness of their planning policies.

4.0 Wards Affected

- 4.1 All

5.0 Local Ward Members

- 5.1 All

6.0 Policy Implications

- 6.1 The report contains statistical evidence on the performance of existing development plan policies which will be crucial in the formulation and

process of policy making and implementation of the Local Plan.

7.0 Financial Implications (Authorised by the Director of Finance and Business Services)

7.1 There will be no costs involved with the publication of the Annual Monitoring Report; it will be published on the Council's website only.

8.0 Legal Implications (Authorised by the Borough Solicitor)

8.1 Under the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011, every planning authority must prepare reports containing prescribed information regarding:

- a) Implementation of the Local Development Scheme and
- b) The extent to which the policies set out in Local Development Documents are being achieved is a statutory requirement imposed by s35 Planning & Compulsory Purchase Act 2004.

9.0 Risk Management

9.1 The Local Development Scheme is being revised to ensure that sufficient time is included in the timetable to enable members to give full consideration to the proposals to be included in the draft Local Plan. The Local Development Scheme sets out the risks associated with the preparation of the Local Plan.

10.0 Background and Options

10.1 This is the fourth Annual Monitoring Report for Cheshire East Council. Every local planning authority has to make an annual report containing information on the implementation of the Local Development Scheme and the extent to which the policies set out in local plans are being achieved. The Government has removed the requirement for local planning authorities to submit their annual monitoring report to the Government but has retained the overall duty to monitor. It is now a matter for each council to decide what to include in their monitoring report.

10.2 The Executive Summary to the Annual Monitoring Report is set out in Appendix 1. It gives the extent of development and progress throughout the Borough highlighting the main conclusions from each of the chapters. The full report is available on the Council's web site:
http://www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/cheshire_east_local_plan/annual_monitoring_report.aspx

10.3 The current Local Development Scheme came into effect on April 30th 2012 and covers the period 2012/14, setting out the key milestones, identifying target dates for the various stages of each document. In the last year, the council have been continuing to put together the evidence base Compilation of evidence base for the Core Strategy

- Town Strategies Consultations

- Open Space Assessment completed
- Employment Land Review completed
- Development Strategy and Emerging Policy Principles completed

The key milestones set for 2011/12 have been met. A separate report will consider the revisions to the Local Development Scheme and review the timetable.

- 10.4 The national economic position is having an effect on development in Cheshire East in terms of the amount of new development for housing, employment, town centre and other shopping developments and also on the amount of mineral extraction.
- 10.5 For the first time in four years the number of housing completions in Cheshire East has risen from 466 to 534 (net)
- 10.6 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. The Cheshire East SHLAA Feb 2013 Update (base date 31st March 2012) shows that Cheshire East has a 7.5 year supply of homes on 'deliverable sites' within the period 1-5 years. Incorporating the 5% buffer this becomes 7.15 years.
- 10.7 Employment floor space completions were 33,353 sqm gross. This was an increase from 10,600 sqm gross in the previous monitoring period. Unemployment rates remain below the regional level at 6.1%. Employment Land Supply is 328 ha. This is an increase from last year's figure of 296 ha.
- 10.8 Cheshire East's visitor economy is estimated to be worth £608 million. Visitor numbers have increased to nearly 12 million, with tourists spending 5% more than the previous year. Cheshire East's Visitor Economy Strategy continues to set ambitious targets for growth in this sector, including a target to increase Tatton Park visitor numbers to 1 million by 2015.
- 10.9 Progress continues on protecting and conserving our Built and Natural Heritage. The Green Infrastructure Strategy is now complete and the Open Space Strategy was published in March 2012. Air Quality Management Areas are showing improvements and initiatives to protect heritage crime incidents have been created.
- 10.10 Aggregate production across Cheshire increased by about 10% on the previous year from approx. 0.9 to 1 million tonnes. This reflects a slight upturn in construction activity. There has been a decline in the overall household waste arisings. 52.9% of waste is now recycling/ composted an increase from 50% in 2010/11. Recycling rates have risen in 2011/12 following the implementation "sorted in one" silver bin kerbside recycling scheme across the Borough.
- 10.11 It is imperative that the Council continue this monitoring as monitoring provides a crucial method for feedback, highlighting where adjustments and revisions are necessary. The information forms evidence for the development

of policies for the Local Plan process. With the withdrawal of the government requirement, it is up to each Council to decide what will be included in future annual reports. This Council will continue to monitor on a more focussed list of indicators that link to either corporate performance measures or key planning policies.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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Appendices

Appendix 1 Executive Summary



Chapter 1: Executive Summary

1.1 This is the fourth Annual Monitoring Report (AMR) produced by Cheshire East Council. Previous monitoring reports were produced to comply with Section 35 of the Planning and Compulsory Purchase Act 2004. This AMR responds to the Government's amended requirements as set out in Section 113 of the Localism Act 2011 and Section 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local planning authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the local development documents are being achieved. Local authorities may choose which targets and indicators to include in the report, as long as they align with relevant UK and EU legislation. The primary purpose of this report is to share the performance and achievements of the planning service with the local community.

Local Plan progress

1.2 In the last year the Council has continued to gather the evidence base and has carried out extensive consultation across the Borough to shape the emerging Local Plan, as follows:

- Place Shaping Consultation (July - September 2011)
- Rural Issues Consultation (October - November 2011)
- Minerals Issues Discussion Paper (March - April 2012)
- Various Town Strategy Consultations (March, April, May, September 2012)
- Revised Local Plan Sustainability Appraisal Scoping Report (March - April 2012)
- Strategic Housing Land Availability Assessment Update Call for Sites (March - April 2012)

1.3 Following consultation early in the year, Town Strategies were approved for the Neighbourhood Planning Vanguard towns of Alsager, Congleton, Middlewich and Sandbach. The Wilmslow Town Strategy was also approved. A further round of consultations has resulted in the production of draft Town Strategies for Crewe, Handforth, Macclesfield, Middlewich, Nantwich and Poynton.

1.4 The following documents/evidence have been published/completed:

- Town Strategies for Alsager, Congleton, Middlewich, Sandbach and Wilmslow
- Draft Town Strategies for Crewe, Handforth, Macclesfield, Middlewich, Nantwich and Poynton
- Rural Issues Summary Report
- Minerals Issues Discussion Paper
- Revised Local Plan Sustainability Appraisal Scoping Report
- Employment Land Review
- Local Development Scheme 2012-2014
- Strategic Housing Land Availability Assessment Update
- Over Peover SPD
- Prestbury SPD



1.5 As proposed in the previous AMR, the Local Development Scheme was updated, and adopted in April 2012. Progress with the preparation of the Local Plan in 2011/12 has been made in accordance with the key milestones set out in the revised Local Development Scheme, (LDS) however consideration is currently being given to a revision of the current LDS which will be reported on in the next AMR.

Housing

1.6 Housing market conditions for 2011/12 are more optimistic than in recent years, with completions rising in Cheshire East for the first time in four years. Almost a quarter of completions were in Crewe and Macclesfield, with Key Service Centres receiving an 11% increase in their share of housing completions, indicating that opportunities to access new housing are spreading equitably across the borough. A significant proportion of completions were houses, and there has been an increase in the proportion of larger family homes. Affordable housing provision increased by 5% over the monitoring period. The number of empty homes has fallen again this year following action taken by the Council.

1.7 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF). The Cheshire East Strategic Housing Land Availability Assessment (March 2012) identifies 3.94 years supply of housing in the Borough. An update has recently been finalised, demonstrating that the Borough has a housing land supply in excess of five years.

Population

1.8 Statistics now available from the 2011 Census indicate that the population of Cheshire East has grown by 5.1% in the ten year period from 2001 (352,000) to 2011 (370,100). Mid-year estimates for 2012 show that the population of the Borough is expected to increase by 19,000 people to 2021, to a total of 389,700. At 5%, this represents a greater increase than that predicted for the North West (4%) but less than is expected for England overall (9%).

Economy

1.9 Although global economic uncertainty persists, signs of recovery are emerging. Prominent retailers and major companies have located and invested in Cheshire over the monitoring period. Gross employment floorspace completions are significantly higher than the previous year, representing an almost-threefold increase. The loss of land in existing employment use to other uses has increased over the monitoring period. Cheshire East maintains a high supply of employment land, much of which is allocated or committed for mixed use development, however, much of the supply is constituted by a small number of very large sites concentrated in a small number of settlements.

1.10 The town centres of Cheshire East are weathering the challenging economic conditions better than most: whilst the national shop vacancy rate increased over the monitoring period by 3.3%, Cheshire East saw only a 0.7% increase, with six centres



increasing the number of occupied units. There have been some new retail and office developments in town centres, including two superstores. There have also been new leisure developments including football pitches in Sandbach.

Tourism

1.11 The visitor economy in Cheshire East constitutes a very significant aspect of the overall economy of the Borough, being worth approximately £600 million, and attracting nearly 12 million visitors, each year. Through the implementation of the Visitor Economy Strategy; inclusion of policies in the emerging Local Plan; and several grant and accreditation schemes, Cheshire East is working in partnership to ensure that sector remains strong, and tourism-related employment continues to grow.

Minerals

1.12 Sand and gravel aggregate sales have increased in the Cheshire sub-region⁽¹⁾. In relation to the previous monitoring period, this represents a slight upturn in construction activity in the region. Sales of crushed rock have remained stable. The Cheshire sub-region is producing below its annual aggregate apportionment and landbanks have fallen since the last reporting year, with sand and gravel now below the 7 year national policy indicator.

1.13 The revised sub-regional apportionment figures, which set lower levels of aggregate supply for the Cheshire sub-region in the period up until 2020, are now split between Cheshire East and Cheshire West and Chester. Cheshire East is severely deficient in its sand and gravel landbank, although its crushed rock reserves exceed national targets. At silica sand sites, a landbank of at least 10 years is not being maintained at all sites as indicated in national policy, although an application is pending which indicates a demand for silica sand.

Waste

1.14 Household waste arisings in Cheshire East have decreased since the previous year. Recycling/composting rates have increased and now exceed Government targets due to the implementation of a revised collection scheme for recyclables. This reduces levels of residual waste sent to landfill. There have been no grants of planning permission for new waste management capacity in Cheshire East.

Environment & Climate Change

1.15 Conserving the natural environment and our built heritage continues to be of importance to Cheshire East Council. Two buildings, one listed at Grade I, were removed from the English Heritage At Risk Register during the monitoring period. The increase in Heritage Crime in the Borough is to be addressed through a new Heritage Crime Initiative and several other proposals.

1.16 A number of studies have been undertaken regarding green infrastructure in the Borough which will inform and be integrated into the Local Plan.

1 Cheshire Sub-Region includes the regions of Cheshire East and Cheshire West & Chester



1.17 Actions taken in Air Quality Management Areas are having a positive effect with improvements being seen at almost all monitoring areas.

1.18 Cheshire East Council has been working closely with Cheshire West and Chester and Warrington Councils to promote renewable energy. A number of studies and handbooks have been produced to inform the Local Plan and to assist developers interested in low carbon sources of energy. Extended permitted development rights mean the majority of domestic renewable schemes no longer require planning consent, hence monitoring is unfeasible. No major schemes have been submitted in this monitoring year.