

Cabinet Agenda

Date: Tuesday, 30th June, 2015
Time: 2.00 pm
Venue: Committee Suite 1, 2 & 3, 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 relevant 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.

Contact: Paul Mountford, Democratic Services Officer
Tel: 01270 686472
E-Mail: paul.mountford@cheshireeast.gov.uk

4. **Questions to Cabinet Members**

A period of 20 minutes is allocated for questions to be put to Cabinet Members by members of the Council. Notice of questions need not be given in advance of the meeting. Questions must relate to the powers, duties or responsibilities of the Cabinet. Questions put to Cabinet Members must relate to their portfolio responsibilities.

The Leader will determine how Cabinet question time should be allocated where there are a number of Members wishing to ask questions. Where a question relates to a matter which appears on the agenda, the Leader may allow the question to be asked at the beginning of consideration of that item.

5. **Minutes of Previous Meeting** (Pages 1 - 12)

To approve the minutes of the meeting held on 21st April 2015.

6. **Notice of Motion - Local Democracy** (Pages 13 - 16)

To consider and respond to the motion.

7. **Notice of Motion - Ofsted** (Pages 17 - 20)

To consider and respond to the motion.

8. **Notice of Motion - Transition to Work** (Pages 21 - 24)

To consider and respond to the motion.

9. **Notice of Motion - Confidentiality Agreements** (Pages 25 - 28)

To consider and respond to the motion.

10. **Notice of Motion - Incentive Payments** (Pages 29 - 32)

To consider and respond to the motion.

11. **Moving to Local and Personalised Carer Respite - Update** (Pages 33 - 86)

To consider a report on proposed changes to carer respite services.

12. **0 - 19 Healthy Child Programme** (Pages 87 - 90)

To receive an update on the new procurement timeline and to seek authority to enter into a contract for 0 – 5 public health services.

13. **Macclesfield Town Centre Regeneration** (Pages 91 - 102)

To consider a report on the work undertaken by officers to date to progress alternative regeneration proposals for Macclesfield Town Centre.

14. **Alderley Park Development Framework** (Pages 103 - 210)

To consider a revised Alderley Park Development Framework following recent public consultation.

THERE ARE NO PART 2 ITEMS

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Cabinet**
held on Tuesday, 21st April, 2015 at Committee Suite 1,2 & 3, Westfields,
Middlewich Road, Sandbach CW11 1HZ

PRESENT

Councillor M Jones (Chairman)
Councillor D Brown (Vice-Chairman)

Councillors Rachel Bailey, J Clowes, J P Findlow, L Gilbert, B Moran,
P Raynes, D Stockton and D Topping

Members in Attendance

Councillors Rhoda Bailey, G Baxendale, D Bebbington, L Brown, R Cartlidge,
S Corcoran, K Edwards, I Faseyi, D Flude, M Grant, P Groves, S Hogben, J
Jackson, L Jeuda, W Livesley, D Marren, R Menlove, A Moran, D Newton, M
Simon, A Thwaite, J Weatherill and S Wilkinson

Officers in Attendance

Mike Suarez, Lorraine Butcher, P Bates, Anita Bradley, Caroline Simpson,
Tony Crane, Heather Grimbaldston, Stephanie Cordon and Paul Mountford

160 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

161 **PUBLIC SPEAKING TIME/OPEN SESSION**

Edward Timpson asked if the Council had any plans for improving the parking arrangements in Crewe town centre. The Leader replied that public consultation would be taking place around June with a view to introducing some free parking in Crewe town centre this year, time limited (number of hours) to encourage town centre footfall.

Sarah Pochin asked how confident the Council was that the new jobs it anticipated for Crewe would be delivered. The Leader replied that he was confident that the jobs could be delivered but he felt that this could depend on the outcome of the forthcoming general election.

Jonathan Sutton asked why the Council needed to support financially the delivery of a new town centre for Crewe, and what benefit this would have for Cheshire East. The Leader replied that a resurgent Crewe would benefit the whole of Cheshire East economically and financially.

162 **QUESTIONS TO CABINET MEMBERS**

Councillor Sam Corcoran asked if the Leader and Cabinet would join him in declaring the use of off-shore companies to avoid paying tax as morally

repugnant. The Leader agreed that investing offshore to avoid tax was morally wrong but that for people living offshore this was very different. Councillor Peter Raynes, Portfolio Holder for Finance, added that whilst he agreed with the sentiment of Councillor Corcoran's question and felt it was a cross-party issue, there were some legitimate reasons for having an offshore company and therefore it was important to be careful when discussing the issue.

Councillor Mo Grant asked where the funding would come from to build new social housing if existing housing association houses were sold off under a new right to buy scheme. The Leader replied that people living in housing association houses should have the right to buy them and that it was a matter of aspiration and choice. He hoped the income from such sales would enable housing associations to build more houses.

Councillor Laura Jeuda referred to an urgent report to Cabinet on Macclesfield town centre which had been copied to local members the evening before the Cabinet meeting. She asked why it was being considered by Cabinet just 16 days before the election of a Macclesfield town council. The Leader replied that the intention of the report was to start the process of consulting local people.

Councillor Steve Hogben referred to a requirement for Cheshire East to provide 1,400 affordable homes every year and asked how the Council was going to meet that target, particularly in light of the proposed right to buy scheme for housing association houses. In replying, Councillor Raynes reserved his position on the figure quoted for affordable housing but commented that the Council set a policy for what percentage of new housing should be affordable, and therefore the way to provide more affordable housing would be to increase the overall house building rate.

Councillor Ken Edwards sought clarification of where the Council had got to with its review of the Local Plan Strategy Submission. He asked if the work done to date would be published so that Members could consider it before a decision was taken on whether or not to go back into the submission process. The Leader replied that the Council was currently consulting neighbouring authorities and that discussions would not be concluded until after the pre-election period. He was confident that the right process would be delivered on time and would come forward to Members.

163 **MINUTES OF PREVIOUS MEETING**

RESOLVED

That the minutes of the meeting held on 31st March 2015 be approved as a correct record.

164 **NOTICE OF MOTION - AFFORDABLE HOUSING IN CHESHIRE EAST**

Cabinet considered the following motion which had been moved by Councillor L Jeuda and seconded by Councillor M Grant at the Council meeting on 26th February 2015 and referred to Cabinet for consideration:

“Cheshire East will resist the Government’s recent policy of allowing property developers to ‘opt out’ of providing affordable homes when submitting planning applications.”

Cheshire East Council needed to consider applications in accordance with all appropriate policies, national guidance, and on their relative merits, in accordance with planning law.

RESOLVED

That

1. for the reasons set out in the report, the motion be rejected;
2. the Council consider applications in accordance with all appropriate policies and not ‘opt out’ of policy guidance but consider all applications on their relative merits; and
3. where a conflict exists between the Council’s Interim Statement on the Provision of Affordable Housing and the National Planning Practice Guidance (NPPG), the determination of applications should be in accordance with the NPPG and not require provision of affordable housing on sites of 10-units or less, which have a maximum combined gross floor space of no more than 1000sqm (gross internal area), unless the failure to provide affordable housing renders the scheme unsustainable in the overall planning balance.

165 **NOTICE OF MOTION - PLANNING POLICY ON METHOD STATEMENTS**

Cabinet considered the following motion which had been moved by Councillor B Murphy and seconded by Councillor M Parsons at the Council meeting on 26th February 2015 and referred to Cabinet for consideration:

“The Council requests the production of a planning protocol to ensure Method Statements entailed in Planning Applications contain a “neighbourhood impact appraisal” and that the Statement should be submitted to affected ward members at pre-application discussion stage when applicable.”

Construction Method Statements were not available at pre-application stage and it would be unreasonable to require them be submitted before consent was given.

The Council's website had recently been further developed to make this and other information regarding planning applications more accessible for members. Further amendments to the system could be made to provide email alerts to ward members when applications for the discharge of conditions were received, thereby giving members the opportunity of commenting on the details.

RESOLVED

That for the reasons set out in the report, the motion be rejected but, in the interest of openness and transparency in decision-making, Cabinet agrees to the modification of the planning management system as soon as it practicably possible to provide for the automatic notification of ward members of the receipt of applications for the discharge of conditions.

166 NOTICE OF MOTION - NEIGHBOURHOOD PLANS

Cabinet considered the following motion which had been moved by Councillor J Jackson and seconded by Councillor S Hogben at the Council meeting on 26th February 2015 and referred to Cabinet for consideration:

"This Council fully supports the practical introduction of Neighbourhood Plans for identifiable communities in Cheshire East. Given the perceived weakness of current, extant Borough Plans and the lack of an established new Cheshire East Local Plan, Council recognises that fully endorsed and adopted Neighbourhood Plans offer some appropriate guidance and protection in relation to the development of local communities.

The Council will therefore:

continue to support the current programme of supported Neighbourhood Planning;
invite further interest from local communities in pursuing Neighbourhood Plans on an annual basis;
set up, in accordance with available resources, a rolling programme of supported Neighbourhood Planning;
continue with this rolling programme after the Cheshire East Local Plan is adopted and in place."

A full work programme supporting neighbourhood planning in Cheshire East was already underway, placing Cheshire East at the forefront of neighbourhood planning. Additional financial assistance to support the programme was already in place and the Council had established a grant scheme to offer financial support of up to £7,000 to communities preparing neighbourhood plans.

RESOLVED

That the motion be rejected for the reason that the Council already has a full programme of activity in place to support Neighbourhood Plans as set out in the report.

167 **CREWE TOWN CENTRE REGENERATION DELIVERY
FRAMEWORK FOR GROWTH**

Cabinet considered a report on a draft Crewe Town Centre Regeneration Framework for Growth.

The Framework was attached as Appendix 1 to the report and set out a vision for the immediate future of Crewe town centre ahead of the opportunities that could emerge from HS2. As well as the physical development of key sites, the Framework recognised the need to ensure that the public realm was enhanced and that provision was made for improving the use of green spaces in the town.

The Framework identified three priority actions requiring consideration: the tightening of planning policy to strengthen the position of the town centre in competition with out-of-centre locations; the opportunity to acquire key town centre properties to help deliver the regeneration of the town centre; and taking forward options for the provision of a bus interchange to improve accessibility by public transport for local residents.

RESOLVED

That Cabinet

1. supports the strengthening of Crewe town centre in terms of its boundary and the range of uses within it, to ensure it can be more competitive against out-of-centre developments, with consolidation of the town centre's retail and leisure core;
2. considers and endorses the draft *Crewe Town Centre Regeneration Framework for Growth* report (Appendix 1 to the report), including the vision, objectives and action plan;
3. agrees to further consultation with key stakeholders prior to formal approval of the Framework by Cabinet, including specific consultation on the planning policy approach as identified below;
4. endorses the policy approach identified in the Framework report (Appendix 1 Para 5.19 – 5.26 and Para 11.9 - 11.15 of the report) that:
 - (i) from a planning perspective, the primary objective must be to protect the Town Centre from uses, within it and in the wider

area, that will undermine its vitality and viability as a Town Centre;

- (ii) supports a limited extension to the indicative Crewe town centre boundary, which includes the Tesco supermarket. This will inform the identification of the town centre boundary in the Site Allocations and Development Policies element of the Local Plan; and
- (iii) sees the focus within the defined Town Centre being clearly on uses which support the Town Centre including retail, leisure, business and residential uses with each application being considered on its merits in terms of how it can support the objectives for the Town Centre. This is supported by policy EG5 (Promoting a Town Centre First Approach to Retail and Commerce) and Strategic Location SL 1 Central Crewe in the emerging Local Plan Strategy; and

- 5. notes that the development of the draft *Regeneration Delivery Framework for Growth, in promoting* the economic prosperity of Crewe town centre, has a direct relationship with residents and businesses across the wider South Cheshire area, including communities in the town's rural hinterland.

168 **STRATEGIC ACQUISITION - CREWE**

The Council had agreed terms for the acquisition of Royal Arcade Crewe. The Council was required to complete the acquisition as a matter of urgency to safeguard its best and final offer, due to other potential interest in the market. The acquisition had therefore been approved under urgency provisions.

Royal Arcade provided the most viable prospect of delivering a transformative leisure-led regeneration scheme within Crewe town centre. DTZ, an independent consultancy firm, had advised that there was potential leisure and retail operator demand, if a proposition could be developed with a measure of certainty with regards to delivery. The Council was best placed as a key stakeholder to lead in facilitating the regeneration of the site and the revival of the town centre.

RESOLVED

That Cabinet notes the following decision, taken under Cabinet Procedure Rule No 53 of the Council's Constitution:

- 1. to acquire the freehold of the 'Royal Arcade' property in Crewe town centre for £6.0m, and enter into all necessary legal documents;

2. to approve expenditure on all costs associated with the acquisition, including VAT (which will be recoverable) stamp duty, surveys, professional fees, etc.;
3. to authorise officers to develop a business case to support redevelopment plans for this property as part of the wider regeneration of Crewe town centre; and
4. to authorise officers and/or the Council's agents to communicate with current lessees following acquisition and to engage with them as well as other Crewe businesses and residents in any consultations in relation to the future use of the site.

169 **CREWE BUS INTERCHANGE FACILITY**

Cabinet considered a report on a feasibility study and site option appraisal in relation to a proposed bus interchange facility for Crewe.

The current operator and lessee of Crewe bus station, Arriva, had given notice of its intention to cease operations from 1st May 2016 when the current lease arrangement expired. In the short term there was a need to identify an interim replacement bus interchange facility in the town centre.

The report focused on addressing the town's bus infrastructure needs both now and in the immediate future. The feasibility study work completed to date had identified and sifted the potential options as outlined in the report. A plan illustrating the on-street option was circulated at the meeting.

RESOLVED

That

1. the progress to date on the feasibility study and emerging options be noted;
2. the officers be authorised to widen the scope of the feasibility study to consider the potential to retain the operation of the bus station at the existing site for a short period from 1 May 2016;
3. the officers be authorised to widen the scope of the site option appraisal in light of the potential acquisition of the 'Royal Arcade' site to establish whether additional options for a new bus interchange facility exist; and
4. the officers be authorised to undertake stakeholder engagement and public consultation co-ordinated with the planned consultation on the Town Centre Regeneration Delivery Framework.

170 **CREWE HIGH GROWTH CITY - LONDON AND CONTINENTAL RAILWAYS AGREEMENT**

Cabinet considered a report on developing an HS2 regeneration plan for Crewe and Middlewich in collaboration with London and Continental Railways, a key regeneration agency. Proposed Heads of Terms for any Collaboration Agreement were set out in Annex A to the report. It was considered that having the insight and experience of LCR was extremely attractive and would bring direct access to key Government Departments and Agencies.

RESOLVED

That Cabinet

1. approves the commencement of work on developing an HS2 regeneration plan for Crewe and Middlewich;
2. based on the Heads of Terms and Memorandum of Understanding for Collaborative Working, as set out in Annex A to the report, agrees to enter into a collaborative working arrangement with LCR to support development and delivery of a HS2 regeneration plan for Crewe and Middlewich;
3. endorses the release of £200,000 from the Council's budget allocation for Crewe HS2 High Growth City to commence the development of the HS2 regeneration plan for Crewe and Middlewich; and
4. notes that if Government formally commits to HS2 to Crewe, further funding support for this work is anticipated.

171 **CHESHIRE EAST COUNCIL AND STOKE-ON-TRENT CITY COUNCIL HIGH GROWTH STRATEGY CONCORDAT**

The item was withdrawn.

172 **INVESTMENT TO SECURE THE SQUARE KILOMETRE ARRAY PROJECT**

Cabinet considered a report on an investment and support package in connection with the Square Kilometre Array project at Jodrell Bank. Jodrell Bank was currently competing internationally to retain the Square Kilometre Array (SKA) project and headquarter status for a further 50 years. Retaining the headquarters of the SKA project was estimated to be worth £1 billion of private sector investment and would help to secure a further 200 on site high value jobs, along with giving additional benefit to the visitor economy in Cheshire. The Council was committed to supporting the growth and success of the Jodrell Bank site as a unique asset in the Cheshire Science Corridor and had facilitated discussions with the University of Manchester, Jodrell Bank and the Science and Technology

Facilities Council to develop a strong vision and action plan for the future of the site. This would include the investment of £1million by the Council via the capital programme into a package of activity and support. Further details were set out in the report.

RESOLVED

That Cabinet

1. approves the investment of £1million by the Council via the capital programme into a package of activity and support, focusing on connectivity and asset enhancement as part of the SKA project and headquarter retention;
2. delegates the final investment decision to the Executive Director of Economic Growth and Prosperity in consultation with the Portfolio Holder for Jobs and Housing, and the Portfolio Holder for Resources and S151 Officer; and
3. requests that officers undertake all necessary due diligence including the development of a full business case, subject to the retention of the SKA project at Jodrell Bank.

173 **UPDATE ON CONGLETON LEISURE CENTRE**

Cabinet considered a report on the development of a business case for the enhancement of the Congleton Leisure Centre.

The key messages from a pre-consultation survey in Congleton were that residents would like most to see modernisation/replacement of the existing leisure centre. Additionally, there was no strong public desire to re-locate the leisure centre, nor to re-locate a wider range of services for vulnerable adults or children onto the site.

RESOLVED

That Cabinet

1. authorises the development of a detailed business case for the enhancement of the existing leisure centre facility, thereby allowing the Project Board to progress the modernisation of the existing leisure facilities, through a consideration of refurbishment, enhancement and new build options, including the possible provision of a new swimming pool; and
2. authorises the Project Board to review the financial structure for the scheme including the exploration of alternative financial delivery models to explore and determine the best overall solution for local residents in Congleton and the surrounding rural communities.

174 **EXPANSION OPTIONS - SNOW HILL CAR PARK, NANTWICH**

Cabinet considered a report seeking approval to authorise further investigation, preliminary design, and financial appraisal for the expansion of Snow Hill Car Park in Nantwich.

Appendix A to the report set out the available options to expand the existing car park within land owned by the Council. It was proposed to investigate the options further with a view to ensuring that the final design took into account the potential growth aspirations for Nantwich, together with ensuring that the facilities were fully utilised.

RESOLVED

That further investigation, preliminary design and financial appraisal be undertaken for the expansion of Snow Hill Car Park, Nantwich.

175 **PROCUREMENT OF FRESH MEAT AND FRESH MEAT PRODUCTS INCLUDING POULTRY**

Cabinet considered a report on the procurement of fresh meat and fresh meat products including poultry.

The Corporate Procurement Unit had researched the procurement options available to manage establishing a new contract in the timescales available, which could supply the range of products required at competitive prices. The most appropriate route was a full procurement in line with EU regulations, exploring variable 'lots' or sizes of contracts to support local / Small and Medium sized Enterprise (SME) suppliers who may wish to engage with the Council. The new contract term was proposed to run from 1st October 2015 initially for a two year period until 30th September 2017, with options to extend the contract for two separate periods of one year each until 30th September 2019.

Councillor Rachel Bailey, Portfolio Holder for Safeguarding Children and Adults, commented that the procurement was key to the rural economy of Cheshire East.

RESOLVED

That

1. new contract(s) be procured for a period of two years with two possible extension periods each of 12 months, with contracts being awarded to the highest scoring tenderers; and
2. it be noted that new contract(s) need to be in place by 1st October 2015.

176 **CHILDREN'S SOCIAL CARE INNOVATION PROGRAMME:
PROJECT CREWE**

Cabinet considered a report confirming receipt of DfE Innovation Fund monies for the Children's Social Care Innovation Programme: Project Crewe, and seeking authority for the Council to act as accountable body.

The report outlined the proposed investment, why it was innovative and the outcomes it was expected to deliver. In addition, the report sought the necessary financial approvals for the programme.

RESOLVED

That

1. the Council be authorised to act as accountable body for the DfE Section 31 Grant funded Innovation Programme;
2. a supplementary revenue estimate for 2015/16 of £998k be approved; and
3. it be noted that a further revenue estimate of £899k will be required as part of budget setting for the 2016/17 budget.

At the conclusion of this item, the Leader, on behalf of the Cabinet, thanked Tony Crane, the outgoing Director of Children's Services, for his service to the Council and wished him well for the future.

177 **UPDATE ON MACCLESFIELD TOWN CENTRE REGENERATION**

The Leader was of the opinion that this matter was urgent and could not wait until the next meeting because of the need to ensure that regeneration for Macclesfield should not be delayed further by the recent news that Debenhams, the key anchor of the Silk Street Scheme, had withdrawn.

Cabinet considered an update on the Macclesfield town centre regeneration, including a proposal that the Macclesfield Town Centre Vision Design Board be empowered to investigate options for accelerating the delivery of a leisure scheme for the town centre, and to capture the views of the local community regarding the ambitions and aspirations for the town centre.

Councillor J P Findlow, Portfolio Holder for Governance, reported comments received from Councillor H Gaddum.

RESOLVED

That

1. the Macclesfield Town Centre Vision Design Board, working with local Ward Members and the newly-formed Town Council, be empowered to advise the Council regarding:
 - i. An appropriate town centre boundary to help determine the focus of regeneration activity in the town centre;
 - ii. Accelerating the delivery of a leisure scheme in Macclesfield town centre;
 - iii. How a leisure scheme will align with the Vision for the town centre, and with the aspirations and ambitions of the Council, local residents and businesses;
 - iv. Assessment and recommendations on the development of a wider regeneration strategy for the town centre.
 - v. An appropriate strategy for car parking charges within the town centre boundary to contribute fully to the future regeneration of the town centre.

2. the Design Board be asked to submit a report to the Council outlining the potential options to take forward a leisure scheme, and how this will fit within a wider package of regeneration initiatives in the town centre.

The meeting commenced at 2.00 pm and concluded at 5.15 pm

Councillor M Jones (Chairman)

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting:	30 th June 2015
Report of:	Head of Governance and Democratic Services
Subject/Title:	Notice of Motion – Local Democracy
Portfolio Holder:	Councillor Peter Groves, Finance and Assets

1.0 Report Summary

- 1.1 The purpose of this report is to consider and respond to the following motion, proposed by Councillor K Edwards and seconded by Councillor D Newton at the Council meeting on 26th February 2015:

“This Council recognises the value of local councils throughout Cheshire East. It wishes to work in partnership with them on a continuous basis to improve the well-being of local residents, the prosperity of local businesses, and to enhance the quality of the visitor welcome throughout the borough.

“In particular, this Council recognises the strong programme of support for local democracy through:

- a. welcoming the establishment of new local councils for Crewe, Handforth, Styal, and Wilmslow;*
- b. welcoming the forthcoming establishment of a local council for Macclesfield;*
- c. supporting the work of the National association of Local Councils, through partnership with Cheshire Association of Local Councils;*
- d. looking every opportunity to work positively with local councils to attract external resources, including grants, to improve the quality of life for local residents.”*

2.0 Recommendations

- 2.1 That the motion referred to in paragraph 1.1 of the report be noted.

3.0 Reasons for Recommendations

- 3.1 In order to fulfil the requirements of the Council’s Constitution.

4.0 Wards Affected

- 4.1 All Cheshire East Council Wards are affected.

5.0 Local Ward Members

5.1 All Cheshire East local Ward Members are affected.

6.0 Policy Implications

6.1 The notice of motion relates to the Council's policy on local democracy, and its partnerships with local councils.

7.0 Implications for Rural Communities

7.1 The relationship of the Council with the Borough's local councils is of great importance in terms of the influence of Council policies upon, and subsequent benefits to, the Borough's extensive rural communities.

8.0 Financial Implications

8.1 There are no direct financial implications.

9.0 Legal Implications

9.1 No direct legal implications arise from the motion.

10.0 Risk Management

10.1 No risks would appear to arise from the proposals put forward in the motion.

11.0 Background and Options

11.1 The motion, set out in paragraph 1.1 of this report, was proposed and seconded by Councillors Ken Edwards and David Newton at the meeting of Council on 26th February.

11.2 Cabinet now needs to consider the motion and decide how it wishes to respond.

11.3 When the Council was created in April 2009, significant areas were not represented by parish councils, including Wilmslow, Handforth, Styal, Crewe and Macclesfield.

11.4 As a consequence of a planned programme of Community Governance Reviews, the Council has progressively resolved to create parish councils across the entire Borough; the latest example being the creation of Macclesfield Parish Council with its first elections on 7th May. This demonstrates the commitment of the Council to local democracy across the Borough.

11.5 Throughout the process of the Council's Community Governance Reviews, it has consulted local communities, businesses and voluntary groups. Work has also taken place with the Cheshire Association of Local Council.

- 11.6 The Council provides financial support to Cheshire Association of Local Councils, and to Cheshire Community Action which, in turn, support local councils and the Borough's local communities. Such support amounts to over £30,000 for the 2015/16 financial year.

In terms of general support: the Council further assists town and parish councils in finding external funding by conducting funding searches via "GrantFinder". Last year, the War Memorial Scheme was established, with a specific category as part of the community grants scheme, enabling town and parish councils to seek grant funding in order to commemorate the First World War.

The Council provides further support to town and parish councils by running two conferences each year; the hosting of a SharePoint site in which local information can be stored and exchanged; and by general "signposting" when town and parish councils have queries. In addition, the Council's local engagement officers assist local communities with "clean-up days", work with isolated communities and transport projects.

- 11.7 In summary, the Council is demonstrably supportive of local councils, and has, since its inception, worked to establish parish councils where these did not exist, and continues to support local democracy, local communities and local businesses.

12.0 Access to Information

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

Name: Brian Reed
Designation: Head of Governance and Democratic Services
Tel No: 01270 686670
Email: brian.reed@cheshireeast.gov.uk

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting:	30 th June 2015
Report of:	Nigel Moorhouse – Interim Director of Children’s Services
Subject/Title:	Notice of Motion – Ofsted
Portfolio Holder:	Cllr Rachel Bailey, Children and Families

1.0 Report Summary

- 1.1 The purpose of this report is to consider and respond to the following motion which had been moved by Councillor Flude and seconded by Councillor Faseyi at the Council meeting on 26 February 2015 and referred to Cabinet for consideration:

“This Council calls on the Secretary State for Education to mandate Ofsted that it will inform this and other Boroughs Nationally when private, not for profit or charitable residential homes for children and young people are opened in a Borough, thus informing that Borough that there are Children or Young people residing in that Borough who were not residents of that Borough before their placement”.

2.0 Recommendation

- 2.1 That for the reasons set out in this report, Cabinet reject the motion referred to in paragraph 1.1, whilst recognising that the placement of children across local authority boundaries has been of concern regionally and nationally. The Council has been highly successful in the last three years in reducing children placed in external residential care by 33%.

3.0 Reasons for Recommendation

- 3.1 Local authorities have a common interest in supporting high standards of corporate parenting for all cared for children. Morally we all have a shared responsibility to care for and meet the needs of vulnerable children who are (through no fault of their own) unable to remain safe at home
- 3.2 Each local authority has a Sufficiency Duty to secure sufficient accommodation to meet the needs of their cared for children (the “sufficiency duty”) in accordance with Section 22G of the Children Act 1989. This duty acts to ensure that local authorities avoid wherever possible placing children at distance, which can heighten safeguarding risks. There are some children however for whom this is in their best interests. This is also true for some Cheshire East children

3.3 There are in place four stages of awareness in respect of the initial establishment of a Children's Home and subsequent engagement / notification:

3.4 Notification of children

Amendments to the Care Planning, Placement and Case Review (England) Regulations 2010 (the "Care Planning Regulations") came into force on 27 January 2014. These create new requirements for local authorities making distant placements to consult with Children's Services in the area of placement, and for the Director of Children's Services (DCS) of the responsible authority to approve these placements.

3.5 Each Director of Children's Services has responsibilities in respect of placing children in care at a distance. The current national arrangements are that every Local authority who does place a child in another Local Authority is required to inform them. Cheshire East maintain a list as children move in and out of our Local Authority. The Director of Children's Services has responsibility for ensuring that any child they place out of their area is in a placement that will meet their needs. The requirement for local authorities to consult with children's services in the area of placement ("the area authority") will assist the responsible authority in deciding whether a placement is appropriate and provides the child with the necessary support from local services, including from education and health services.

3.6 In Cheshire East we work closely with partner agencies, and where we identify a child/young person is inappropriately placed in a provision in Cheshire East we address this directly with the relevant local authority and Children's Home to ensure they are safe and their needs met.

3.7 Planning considerations

Our current understanding of planning permission (permitted developments, homes with multiple occupancy of under 6 etc) suggests that reliance on that route for notification of a new home within our boundary is not 100% secure. Homes of less than 6 beds do not, we believe, require planning permission. There has been regional discussion on the complexity of planning permissions for children's homes as this is a more acute issue in other local authorities. The motion would not impact on this. Notification from Ofsted would not prevent the establishment of a Children's home.

3.8 Ofsted registration and regulation

Ofsted currently send a monthly list of all registered Children's Homes in England to the local authority. The list is in local authority order and also provides the latest inspection rating. The 2014 amendments to the

Children's Homes Regulations 2001 require that as part of applying for registration potential providers of new homes describe the steps taken to ensure that the premises used for the purposes of the home are appropriately and suitably located. The aim is to ensure the strengthening of safeguards for children. Guidance to Children's Home providers places emphasis on the requirement to consult with services that have a statutory responsibility for the safeguarding of children in their area.

- 3.9 Children's Home providers based in Cheshire East are requested to notify the local authority when a child from out of borough is placed. This acts to support the required notification from the placing authority. The Local Authority tracks any child in Cheshire East who goes missing or is at risk of CSE where we are informed. The cared for Nurse liaises directly with the homes in respect of the children placed with them and all schools have a designated teacher with responsibility for Cared for children. This ongoing engagement ensures that the critical elements of safeguarding children and young people are prioritised by Children's Homes and supporting agencies.
- 3.10 Cheshire East has a relatively low number of Children's Homes within it's boundaries that are operated by private, not for profit or charitable organisations compared to other North West local authorities.
- 3.11 The overall number of cared for children from other local authorities (43 in total) placed in a variety of settings within Cheshire East is 154. Most of these are children are fostered within families.

4.0 Wards Affected

- 4.1 Potentially all wards

5.0 Local Ward Members

- 5.1 As above.

6.0 Policy Implications

- 6.1 This would not impact on the current policy, however a pathway for receiving and making use of Ofsted notifications would need to be established within the Local Authority. This would be most appropriately through the existing mechanisms.

7.0 Implications for Rural Communities

- 7.1 N/A

8.0 Financial Implications

- 8.1 N/A – the Local authority would seek to use existing pathways for notifications from Ofsted

9.0 Legal Implications

9.1 None

10.0 Risk Management

10.1 The identification, engagement and monitoring processes already in place for Children's homes are described above. This work is established to reduce risk for the children placed from outside the Authority and the quality of care afforded them.

11.0 Conclusions

11.1 A significant amount of consultation, notification and engagement is undertaken between the Local Authority, Ofsted and Children's Homes and partner agencies. Ofsted already notify each Local Authority on a monthly basis of all Children's Homes registered in their area and the relevant inspection rating.

11.2 The new regulatory requirement during 2014 for potential new providers and existing Children's Homes to consult and prepare a locality impact assessment provides an important tool to raise awareness and influence decisions to establish a new Children's Home. The planning process for approval is complex.

11.3 Cheshire East has a low number of Children's Homes within its boundaries that are operated by private, not for profit or charitable organisations compared to other North West local authorities.

11.4 As corporate parents we have a duty of care to all cared for children and the intelligence and co-operation we receive from a variety of agencies / providers is helping us to improve their safety and life time aspirations.

12.0 Background and Options

12.1 This report addresses the issues raised by the motion referred to in paragraph 1.1.

13.0 Access to Information

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

Name: Kate Rose
Designation: Head of Safeguarding Children and Families
Tel No: 01606 288076
Email: kate.rose@cheshireeast.gov.uk

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting:	30 th June 2015
Report of:	Executive Director Economic Growth and Prosperity - Caroline Simpson
Subject/Title:	Notice of Motion – Transition to Work
Portfolio Holder:	Councillor Paul Findlow – Portfolio Holder for Performance

1.0 Report Summary

- 1.1 The purpose of this report is to consider and respond to the following motion which had been moved by Councillor K Edwards and seconded by Councillor L Jeuda at the Council meeting on the 26th of February and referred to Cabinet for consideration:

“Cheshire East Council is committed to encouraging economic growth for the area in general, and to offer opportunities to residents for gainful employment.

The Council will therefore:

- a. ensure that the local living wage is paid as a minimum throughout all the companies where it has overall control;*
- b. encourage, through contractual arrangements, the local living wage as a minimum by those companies from which it procures services and materials;*
- c. encourage the location of highly skilled and well paid jobs in Cheshire East;*
- d. provide and encourage a full range of apprenticeship schemes throughout the Borough, and throughout those companies with which it has contractual arrangements;*
- e. provide and encourage high level training courses to ensure that school and college leavers have the best opportunities available;*
- f. target young people who are not likely to be in education, training or employment when they leave school.”*

2.0 Recommendations

- 2.1 The ethos of the Transition to Work Notice of Motion is just, but it is not for the Council to dictate to businesses how to financially reward their staff. Therefore, for the reasons set out in this report, Cabinet reject the motion referred to in paragraph 1.1, given the investment already being made in

supporting policies and activity to encourage economic growth and prosperity in Cheshire East, and to support individuals into gainful employment.

3.0 Reasons for Recommendations

3.1 Cheshire East Council has made, and continues to make, a significant investment in encouraging economic growth and prosperity. This has led to the creation of high quality jobs and gainful employment opportunities for residents, and a structured programme of support to access the workplace. There is strong evidence that high quality employment opportunities are being created in the borough and a successful apprentice programme.

3.2 Furthermore, there is clear evidence that our policies and activities are having a profoundly positive impact for the Borough, particularly in Crewe, which is experiencing the lowest levels of unemployment it has seen in recent times, and household incomes are rising as the prospects for our residents improve.

4.0 Wards Affected

4.1 All Wards

5.0 Local Ward Members

5.1 All Wards

6.0 Policy Implications

6.1 Cheshire East Council Corporate Strategy 2013-2016, Outcome 2 Cheshire East has a strong and resilient economy & Outcome 3 People have the life skills and education they need to thrive. 'The Localism Act 2010' has empowering local government to take a lead role in encouraging growth and job creation.

7.0 Implications for Rural Communities

7.1 The activity set out to support economic prosperity and growth impact both rural and urban areas. Cheshire East is investing in a programme of activity to support enterprise and employment in rural areas to boost the performance of the rural economy.

8.0 Financial Implications

8.1 None

9.0 Legal Implications

9.1 None

10.0 Risk Management

10.1 A proactive approach is taken to encouraging growth and prosperity in Cheshire East to maximise the potential for growth in the area, to foster a high skilled and productive workforce and reduce unemployment. There is a risk that if this approach is not taken Cheshire East fails to capitalise on the potential of the area, unemployment may rise and productive decreases.

11.0 Background and Options

11.1 This report addresses the issues raised by the motion referred to in paragraph 1.1.

Employment and Business Growth:

11.2 The Council fulfils their legal obligation to pay the statutory minimum wage to all employees (excluding agency workers) and is developing a policy to adopt the 'living wage'. Furthermore, the Council encourages those companies from which it procures services and materials from to pay a 'fair' wage to their employees.

11.3 Evidence suggests historically, less than 1 in 10 Small and Medium Enterprises (SME's) in Cheshire have accessed the broad range of government funded business support available. There are now a significant number of companies accessing specialised business support schemes including access to finance, help to export to new markets and assistance with improving productivity and output.

11.4 The Council has, and continues, to invest in the delivery of services to encourage the growth of existing business, and attract new business to the area to create high quality jobs. Focus is given to;

- working with the top 100 strategic investors in the borough to maximise their growth opportunities and minimise threat
- ensuring the borough's high growth SME's gain access to the appropriate business support and work with them to remove barriers to growth.
- promoting Cheshire East's key strengths and development opportunities to attract new business to the borough.

11.5 This approach has led to the creation of a significant number of high quality jobs and committed business growth in the borough, including companies such as Bentley Automotive, McCann, HPLP, Think Plus and AV Support.

Apprenticeships and Training:

- 11.6 The Council takes a pro-active approach to encouraging the take up of apprentice schemes. Rates of apprentice starts in the borough are positive with 1,932 Level 2 starts and 1,081 Level 3 starts in in 2012. Support was focussed on 16-18 year olds with 674 of the level 2 starts and 340 of the level 3 starts going to 16-18 year olds.
- 11.7 Typically, the Council directly employs 80 apprentices each year. The authority is aiming to strengthen arrangements with those companies and contractors they purchase services from to encourage the take up of apprentices.
- 11.8 The Council, in partnership with the Cheshire and Warrington Local Enterprise Partnership, encourages employers to develop and invest in higher-level apprentice programmes. In 2013/2014 this resulted in 63 starts for higher apprentice programmes.
- 11.9 The Council supports schools to deliver sound educational training and advice to pre-16 year olds. The authority actively encourages schools to raise the profile of the apprentice programme.
- 11.10 Cheshire East's Youth Support Service is responsible for working with post 16's to encourage active participation in employment, education or training. The service aims to work with every young person not in education or training to encourage participation. This scheme has been particularly successful – Cheshire East is in the top 5 local authorities for low rates of NEETS (Not in Education, Employment or Training.)

12.0 Access to Information

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

Name: Julian Cobley
Designation: Head of Investment
Tel No: 01270 686170
Email: Julian.Cobley@cheshireeast.gov.uk

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting: 30th June 2015
Report of: Phil Badley
Subject/Title: Notice of Motion – Confidentiality Agreements
Portfolio Holder: Cllr Paul Findlow, Performance

1.0 Report Summary

- 1.1 The purpose of this report is to consider and respond to the following motion which had been moved by Councillor A Moran and seconded by Councillor B Murphy at the Council meeting on 26 February 2015 and referred to Cabinet for consideration:

“Subject to statutory and common law requirements and what can be deemed “good and fair practice in relation to innocent third parties”, this Council calls for an outright ban on Confidentiality Agreements (aka compromise/non-disclosure/gagging agreements), particularly in relation to financial payments by the Council. In the interests of transparency, honesty and public accountability, the Council requests the Cabinet to produce a protocol or policy document for this Council’s approval.”

2.0 Recommendations

- 2.1 That for the reasons set out in this report, Cabinet reject the motion referred to in paragraph 1.1 and retain the Council’s current policy on Settlement Agreements.

3.0 Reasons for Recommendations

- 3.1 This Council does not have any gagging clause included in Settlement Agreements. The right to our whistleblowing procedure is specifically reserved. Settlement Agreements (known as Compromise Agreements until July 2013) are legally binding contracts which are used to end employment on terms agreed with an employee. It is standard good practice for employers to use these when an employee leaves an organisation on voluntary redundancy or following a dispute which has been settled with an agreed payment. A recent survey by XpertHR found that 90% of public sector employers had used Settlement Agreements in the previous twelve months and many private sector employers had also used them, also this was less common in small firms. The survey found

that public sector employers used them as the costs of defending an employment tribunal claim outweighed the cost of using Settlement Agreements.

- 3.2 The Council's Settlement Agreement has been prepared taking full legal and HR advice in accordance with the Council's constitution and Scheme of Delegation.
- 3.3 Guidance for Cheshire East staff states that 'A Settlement agreement is a legally binding agreement. It provides employees with certainty by setting out the details on which voluntary redundancy has been agreed, in return for which the employee agrees not to pursue any claims they may to an Employment Tribunal. It is a requirement of the Settlement agreement for employees to take independent legal advice, either via a solicitor or their trade union. '
- 3.4 The terms agreed by the employer may include an agreed reference as well as a payment and agreed timing of the termination of employment.
- 3.5 The majority of Settlement Agreements used in Cheshire East Council are in redundancy situations.
- 3.6 Whilst the Council's standard settlement agreement does contain a confidentiality clause in relation to the settlement it also states:

Nothing in this clause shall prevent the Employee from making a protected disclosure under Section 43(b) of the Employment Rights Act 1996 and nothing in this clause shall prevent the Employer from making such disclosure as it is required by law to make.

This achieves a balance of consistently protecting the Council's reputation and in some cases preventing the legal costs of a protracted dispute, whilst still protecting the former employee's right to raise critical issues through a whistleblowing route.

- 3.7 The Settlement Agreements used by the Council are raised and drafted in accordance with the Guidance for local authorities "use of severance agreements and off payroll arrangements" issued by DCLG in March 2015.

4.0 Wards Affected

- 4.1 None

5.0 Local Ward Members

- 5.1 None

6.0 Policy Implications

6.1 No change of policy advised.

7.0 Implications for Rural Communities

7.1 None

8.0 Financial Implications

8.1 None

9.0 Legal Implications

9.1 As set out in the main body of the report.

10.0 Risk Management

10.1 The current approach mitigates against claims against the Council and is fair and transparent. It meets employment law and good practice in HR.

11.0 Access to Information

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

Name: Phil Badley
Designation: Interim Head of HR and OD
Tel No: 01270 686328
Email: phil.badley@cheshireeast.gov.uk

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting: 30th June 2015
Report of: Phil Badley
Subject/Title: Notice of Motion - Incentive Payments
Portfolio Holder: Cllr Paul Findlow, Performance

1.0 Report Summary

- 1.1 The purpose of this report is to consider and respond to the following motion which had been moved by Councillor B Murphy and seconded by Councillor A Moran at the Council meeting on 26th February 2015 and referred to Cabinet for consideration:

“This Council recognises that the successful delivery of its services depends on the team effort of every single employee and therefore calls for the immediate suspension of any performance related pay or bonus scheme that is not available to every single employee.”

2.0 Recommendations

- 2.1 That for the reasons set out in this report, Cabinet reject the motion referred to in paragraph 1.2.above.

3.0 Reasons for Recommendations

- 3.1 The Pay Policy was designed to ensure that the rewards for the senior post holders are linked to the achievement of the 3-Year Council Plan, and to support the successful implementation of the Operating Model.
- 3.2 The Council has strong values which underpin its commitment to put residents first which can only be achieved through the cooperation of a highly valued and committed workforce. Teamwork is at the heart of success and the performance of managers eligible for an incentive payment is assessed on HOW they lead and manage their teams as well as WHAT they deliver in accordance with agreed objectives.
- 3.3 That the scheme continues to be monitored to ensure that it drives improvement in organisational performance.

4.0 Wards Affected

- 4.1 This report does not have a major effect on Council wards

5.0 Local Ward Members

5.1 This report has no effect on ward members.

6.0 Policy Implications

6.1 The Council's Pay Policy covers the remuneration and benefits arrangements for manager roles and enables the Council to attract and retain talent, through a fair, flexible and performance related approach. In the region of 100 posts are currently classified as follows (although these do not denote grades):

- Directors
- Heads of Service
- Corporate / Principal Managers
- Operational Managers

7.0 Implications for Rural Communities

7.1 There are no implications for rural communities

8.0 Financial Implications

8.1 There are no immediate financial implications arising from this report.

9.0 Legal Implications

9.1 There are no legal implications at this stage.

10.0 Risk Management

10.1 Performance related pay currently forms an integral part of the total reward package for managers. Any change to the arrangements will have consequences upon the Pay Policy.

11.0 Background and Options

11.1 Following a formal review of senior salaries by HAY in 2013 Performance Related Pay (PRP) was introduced for managers who were on grade 13 and above as part of the management review. The first "performance awards" were paid in July 2014 for exceptional performance in 13/14. It should also be noted that managers in the Council are paid well below the median pay rate for senior managers according to the HAY Group information and that even with PRP payments added most do not earn median pay for the public sector and not for profit group.

11.2 PRP currently forms part of the Senior Management reward package which was designed for senior post holders and ensures rewards are linked to the achievement of the 3-Year Council Plan. Its aim is to

deliver the highest levels of performance and recognise and reward that performance.

- 11.3 Pay and Reward forms an important element of any employer's ability to attract and retain skilled staff. The Council's approach to pay and reward will be reviewed and monitored as part of the Council's Workforce Strategy which is currently under development as the regional context of pay and reward is an important consideration. For example, recent senior recruitment is highlighting differentials that were not apparent in 2013 when the scheme was introduced.
- 11.4 The use of PRP is recognised by national professional bodies such as ACAS and CIPD. Whilst 208 Councils in England and Wales have over 3,000 senior employees receiving PRP payments on the same or similar basis as this Council, nevertheless the context of regional pay and reward is important given comparative analysis set out in 11.1 of this report.
- 11.5 Managers appointed under the management review were issued new contractual terms and conditions which included the appointment to a spot salary with the opportunity to earn an incentive payment or "performance award". The right to annual increments was removed along with the use of the flexi time scheme. The performance award is pensionable.
- 11.6 The overall aim of the performance incentive scheme is to best utilise the limited reward budget available and reward those managers who make the greatest contribution to Council objectives through exceptional performance. It must also be noted that only managers whose performance is rated and moderated as A or B receive an award and this is reviewed each year. The arrangements will be reviewed. As the scheme forms part of the contract of employment for the employees currently covered by the scheme, a formal process will therefore need to be concluded with the recognised trade unions to amend or withdraw the scheme in a managed way.

12.0 Access to Information

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

Name: Phil Badley
Designation: Interim Head of HR and OD
Tel No: 01270 686328
Email: phil.badley@cheshireeast.gov.uk

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting:	30 th June 2015
Report of:	Brenda Smith, Director of Adult Social Care and Independent Living
Subject/Title:	Moving to Local and Personalised Carer Respite - Update
Portfolio Holder:	Councillor Janet Clowes – Adults, Health and Leisure

1. Report Summary

- 1.1 Many residents of Cheshire East have care and support needs and are looked after by relatives and friends who as carers, support them in a variety of ways. For some carers this will be 24 hours a day for others their caring role may be less. The Council recognises the valuable role of all carers, the significant contribution they make and is committed to ensuring that they are supported in their caring role.
- 1.2 The Council have developed a Carers Strategy in conjunction with health partners which details our collective commitment to carers and how we will ensure carers have access to information, advice and support. A key element of that support is to recognise that carers will, at times, need a break from their caring role. Consequently a number of support options have been put in place which ensure that carers can take advantage of a respite break. Our commitment to carers is to ensure that the support they can access is:-
 - tailored to their specific needs and circumstances
 - local and personalised to them and those they care for.
- 1.3 The Council's commitments in the Carers Strategy is to put the interests of residents first by meeting the needs of carers for respite support in a range of personalised ways. The range of support is designed to provide quality care, good outcomes whilst at the same time providing value for money for the public purse. These commitments are made in the context of the well-documented future rise in demand from an increasing frail older population, both locally and nationally. The Council must therefore regularly review its service provision to ensure it meets its commitment to current and future carers, and those they care for, within available resources. This means that the council must deliver more for less if it is to meet its strategic commitments.
- 1.4 One element of the range of carer respite services is the residential carer respite services at Hollins View in Macclesfield and Lincoln House in Crewe. These services are provided by the Council's in-house care service Care4CE.

Whilst these services are of a good standard, they are high cost in comparison to similar services provided in the independent sector.

Other carer respite breaks are now available which are more personalised and allow the cared for person to remain in a family setting. The options include:

- Respite at home using home care services
- Direct payments, so that customers can purchase care in a way that works for them
- Shared Lives care in a family setting
- Residential Respite in a care home

(A number of case study examples of the different ways in which carers' respite needs are currently met in Cheshire East are provided in Appendix 3 of this report.)

- 1.5 The changes proposed in this report will release funding for investment in the expansion of the range of carer respite support services that will enable the growing demand for support to be met in future. This proposal would release £1.3 million per annum for reinvestment.
- 1.6 Residential carer respite will continue to be one of the options that is available for those who choose this type of support. This report seeks to secure that support at a more competitive rate in order to release funds for other types of carer support to be made available. Many residents already use different types of carer respite including the non-residential support services and express high levels of satisfaction with them.
- 1.7 It is therefore proposed to meet these objectives the provision of the residential carer respite services provided by Care4CE at Lincoln House and Hollins View cease and that funds released are used to provide the investment required to develop expanded carer respite support services. The Council understands that people who have used residential carer respite services at Lincoln House and Hollins View value them and so is committed to ensuring that their needs will continue to be met by providing this and other types of support in the independent sector.
- 1.8 The Council is committed to commissioning high quality care and support services and has in place a new Quality Assurance Team working with all care and support providers across all sectors to ensure quality standards are in place and maintained.
- 1.9 The Council intends to retain the two sites for use in order to deliver local services to local residents. Subject to the decision made by Cabinet the options for alternate service use for the two sites will be further explored. Initial work is underway with partners to consider potential ways in which local services for local people may be delivered from these settings.

2. Recommendations

It is recommended that:

- 2.1 Cabinet approves that residential carer respite provision will cease to be provided at the Hollins View and Lincoln House sites as of 31st December 2015 and that alternative carer respite support will be secured via a formal tender process in various areas across the Borough. During this period Lincoln House and Hollins View will continue to offer carer respite beds until 31st December 2015.
- 2.2 Cabinet support the proposal that residential carer respite provision for adults with learning disability continues to be provided at the Lincoln House site.
- 2.3 That decisions made are delegated to the Portfolio Holder and Officers to implement.

3. Reasons for Recommendations

- 3.1 The Cabinet received a report on 9th December 2014 with a proposal to approve the option to provide residential carer respite support in the independent care homes sector for older people, people with dementia and those with long term conditions.
- 3.2 As a result of consultation feedback and issues raised by public speakers at the Cabinet meeting on 9th December 2014, the decision was taken to defer consideration of the proposal.
- 3.3 This deferral was to allow time for further work by officers as follows:

“RESOLVED That the recommendations in the report be approved as amended as follows:

1. Cabinet approves the option to continue to provide residential carer respite at Lincoln House and Hollins View up until December 2015 whilst the Council explores options with alternative partners, (alongside recommendations 2 to 7 below);”

- 3.4 This report provides updated information to allow for the original proposals to now be re-considered.
- 3.5 Consultation with a range of partners has taken place but no viable options to provide residential carer respite on these sites have been identified. The Council are however actively exploring all opportunities to maintain the two sites of Hollins View and Lincoln House as resource bases for the local care and health economy should the recommendation detailed within this Cabinet report be approved.
- 3.6 The proposal is to provide residential carer respite support in the independent sector and has been the subject of formal consultation.

- 3.7 An options appraisal was conducted to consider how the Council could provide effective personalised local respite support for older people that is value for money. That options appraisal concluded that:
- Effective quality residential respite capacity could be secured in the independent sector and at better value for money than the current in-house provision
 - The other options for personalised respite, such as Shared Lives, home care and Direct Payments should be expanded as they are preferred by some customers and provide value for money for the Council.
- 3.8 This proposal meets the personalisation agenda which has now been embedded in the Care Act legislation, implemented from 1st April 2015. The Care Act includes enhanced support for carers and the Council intends to continue to develop further the available options for respite, which this proposal will support.
- 3.9 We know from the Census that we have approximately 40,000 carers and we will continue to work with them to ensure the range of options will deliver a local and personalised service to meet their individual needs.
- 3.10 This report provides Cabinet with a range of information to ensure a full consideration of the options for the future. This includes:
- (a) A report detailing the consultation exercise undertaken with the users and carers using the residential respite services at Hollins View and Lincoln House. See Appendix 1
 - (b) An Equality Impact Assessment has been undertaken and is provided at Appendix 2.
- 3.11 The Council received valuable feedback from service users and carers who use Hollins View and Lincoln House (102 out of the 366: 28% who were contacted gave feedback). The Council is aware that any proposals for change can cause anxiety for users and carers. The users and carers of Hollins View and Lincoln House have been assured that their eligible needs will continue to be met in future, although this may be in a different service venue or through a new range of services. It is also the intention to ensure that residential carer respite support will continue to be available in the Macclesfield and Crewe areas.
- 3.12 The majority of feedback from service users and carers who use Hollins View and Lincoln House stated a preference for continuing to receive respite from these facilities. There were many positive comments about the staff and the quality of the support received. Some service users said they also used or had used the independent sector.
- 3.13 Four petitions from members of the public have been received that request in various ways (as below) that Hollins View or Lincoln House should continue to

be retained as a local facility that provides residential carer respite support. The petitions are available at Cabinet for consideration and in summary are:

Hollins View – Senior Voice for Macclesfield – 593 signatories

“We hope that Cheshire East Council will think very carefully before reaching a decision about the future of Hollins View. Its closure would remove a much used and highly valued resource for those for whom extra care is needed.”

Hollins View – Councillor Jeuda – 1784 signatories at 8 Dec 2014

“Please don’t close Hollins View Community Support Centre. Protect services to older and vulnerable people.”

Hollins View – Mrs Elizabeth Dork/Jack Spencer – 95 signatories

Lincoln House – Councillor Flude – 1597 signatories at 8 Dec 2014

“Do not close the excellent respite service, beds/unit for people with dementia provided at Lincoln House in Crewe. Do not transfer this service to the private sector.”

- 3.14 The Council can secure quality residential respite from the independent sector at a substantially lower cost. Although there is variation in care home charges across the Borough, the equivalent number of bed nights provided by the Independent sector would cost (on average) 48% less than the in-house service costs. Given the substantial increase in the ageing population and the increasing need for support services for individuals and their carers, the Council must ensure that quality carer respite support is affordable within the current financial climate. It should be noted that residents in Cheshire East needing long-term residential care have accessed this care in the independent sector for many years.
- 3.15 There is a large independent sector market across Cheshire East comprising of 48 residential homes (1221 beds) and 49 nursing homes (2643 beds). In the Macclesfield area there 13 residential homes (298 beds) and in the Crewe area there are 15 residential homes (119 beds). It should be noted that care homes with nursing (nursing homes) can also offer those beds as residential beds which can increase potential residential capacity.
- 3.16 Increasing an individual’s choice and control in how they access support is a key priority to ensure personalisation and is a requirement of the Care Act (2014).
- 3.17 The Council is able to cite many examples of how increased choices in carer respite provision is meeting individual need, is being implemented successfully and is highly valued by those who access it. (see Appendix 3).
- 3.18 The Options Appraisal carried out by Adult Social Care Strategic Commissioning Team has considered and analysed a number of factors to assess the options for the future provision. This has included the feedback from users and carers and others. In summary this has highlighted that:

- 3.19 Users and families value respite care that is conveniently located.
- 3.20 Many users of Hollins View and Lincoln House already access other care and support provision and value having choice and quality care locally.
- 3.21 Residential respite support in the independent sector will be at a lower cost than in-house provision at Hollins View and Lincoln House..
- 3.22 A number of current users and carers made particular note that they considered the quality of support at Hollins View and Lincoln House to be good.
- 3.23 The current market for independent care homes has been assessed. This concluded that the home closures that had taken place over the last 12 months to December 2014 had no impact on reducing the residential care market. Since December 2014 there have been no home closures.
- 3.24 There are some current customers who are full cost payers who may pay less if the independent sector is the provider.
- 3.25 There are some people using the independent sector for residential respite already.
- 3.26 The Equality Impact Assessments (EIAs) (Appendix 2) contain positive impacts of the proposal for customers and their carers which some have reported in their own responses to the proposal.
- 3.27 The increased choice of options for respite support enables personalisation of style and location.
- 3.28 There is the potential for customers to access services nearer to where they live. This may reduce travelling time for them and visits from family and friends are easier.
- 3.29 The potentially adverse impacts which have been noted in the EIAs (Appendix 2) and the consultation feedback are in summary:
- Concerns about quality of support services
 - Ability to continue to access planned booked respite
 - Ensuring some continuity of care for people with dementia

The specific mitigation actions are contained in section 4 of the EIAs. In summary those are:

- The new Care Quality Assurance team funded from new investment will enable the Council to maintain quality of support.
- Access to planned booked respite will continue as before.
- Individual support planning will seek continuity of care for people with dementia

- 3.30 In both settings health partners purchase a small number of beds for intermediate care/transitional care services for people leaving hospital settings who require further health interventions and care provision as part of their recovery process. Following discussion (over the past 18 months) regarding the future purchase of this provision health partners (who also commission this service from other providers) have decided to commission these beds from alternate providers.

4. Wards Affected

- 4.1 All wards

5. Local Ward Members

- 5.1 All ward members

6. Policy Implications

- 6.1 None

7. Financial Implications

- 7.1 The financial case for the option to provide residential respite support for older people and people with dementia and other long term conditions in the independent sector is based on current independent sector prices. The Council can secure quality residential respite from the independent sector at a substantially lower cost; for the equivalent number of beds nights the cost would be in the region of 48% less than the in-house service costs. This reinvestment of recovered costs (approx. 1.3 million) in new services will enable the future growing needs of Cheshire East citizens to be met.

8. Implications for Rural Communities

- 8.1 The proposal will create greater choice of type and location of support for those in rural communities to have a personalised response to their circumstances and needs. Since the cabinet decision at 9th December 2014 locations in more rural areas have been identified where additional financial resource for 3 additional beds (1095 bed nights) has been secured for planned/booked residential carer respite services. These will be commissioned in conjunction with the commissioning of respite provision in the immediate Crewe and Macclesfield areas subject to Cabinet decision.

9.0 Legal Implications

- 9.1 Consultation has been undertaken in respect of this proposal (see Appendix 1). The general principles that must be followed when consulting are well established:

The consultation must be at a time when proposals are still at a formative stage;

The proposer must give sufficient reasons for any proposal to enable intelligent consideration and response. Those consulted should be aware of the criteria that will be applied when considering proposals and which factors will be considered decisive or of substantial importance at the end of the Consultation process;

Adequate time must be given for consideration and response;

The product of consultation must be conscientiously taken into account in finalising any statutory proposals.

9.2 Cabinet must satisfy itself that the consultation has been properly conducted in line with the principles above. In addition, Cabinet must ensure that it has clarity with the outcomes of that consultation and therefore, as decision maker, is able to take the results fully into account when making its decision on the proposals contained in this report.

9.3 In making its decision, Cabinet must have due regard to the Public Sector Equality Duty as set out at S149 of the Equality Act 2010, which states:

“(1) A public authority must, in the exercise of its functions, have due regard to the need to -

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it...

9.4 Additionally, case law has emphasised that for consultation to be lawful, it must be fair. The questions which were consulted upon remain the same to date and therefore no further consultation is considered necessary at this stage.

9.5 To assist Cabinet in respect of the Public Sector Equality Duty, an Equality Impact Assessment has been carried out in respect of the proposals within this report. Appendix 2 provides the Equality Impact Assessment.

10. Risk Management

10.1 The Medium Term Financial Strategy (MTFS) budget proposals may not be met, or only achieved in part.

10.2 The Council takes its responsibilities extremely seriously in relation to the Equality Act 2010. Our priority is to ensure that no groups within the area are disadvantaged by changes in policy or new ways of delivering care. We are proud of what we do to ensure we uphold the rights of our citizens .

11. Background and Options

- 11.1 Supporting material is included in the Consultation Report (Appendix 1), and the Equality Impact Assessment (Appendix 2).
- 11.2 Feedback from users was received through an extensive consultation exercise utilising a variety of mechanisms. These included: one to one meetings, a questionnaire, telephone line and correspondence. This feedback is summarised in the Consultation Report in Appendix 1. In addition, four petitions have been received which are available at Cabinet.
- 11.3 The option to provide residential respite to older people and people with dementia and other long term conditions in the independent sector was assessed against criteria agreed by the Portfolio Holder and the Director of Adult Social Care and Independent Living, in order to produce the final recommendation. These factors were:
- The wellbeing of current users and carers
 - Feedback from users/carers/general public
 - Effectiveness of residential respite support in meeting needs
 - Personalisation (choice and control)
 - Future proofing support for changes in levels of dementia need and demographics
 - Value for money
- 11.4 The options appraisal concludes that the option to provide residential respite to older people and people with dementia and other long term conditions in the independent sector is preferred following the application of the criteria. It is the strongest option to deliver choice and control and meet the future predictions of need.
- 11.5 In local authorities across the North West, 90% of social care is provided in the external market.
- 11.6 Service user and carer consultation feedback and individual needs will inform the level and type of provisions specified and contracted for.
- 11.7 A decision was made by Cabinet on 24th June 2013 to provide residential respite in the independent sector in the Congleton area for booked respite. This was implemented in July 2014. Some of the positive comments made by users of those independent sector booked respite beds are:

“It's been a great help, especially with my recent stay in hospital and readjusting my lifestyle (after a sudden amputation)”. “Nice room, staff are lovely and very helpful”. “Really thankful for the help we've had. Its been a great help” (Son). “Kind and helpful staff; was good to have a break and have someone else looking after” (member of family).

12. Access to Information/Bibliography

- 12.1 The background papers relating to this report can be inspected by contacting the report writer.

13. Contact Information

Contact details for this report are as follows:-

Name:	Brenda Smith
Designation:	Director of Adult Social Care & Independent Living
Tel No:	01270 685609
Email:	Brenda.smith@cheshireeast.gov.uk



**Consultation Report Summary: Consultation on the
Proposal to Provide Older People Residential Respite
Support Services in the Independent Sector
Hollins View Community Support Centre**

October 2014

Introduction

A consultation was held between the 28th August and 8th October, on the Proposal to Provide Older People Residential Respite Support Services in the Independent Sector. Its aim was to understand the views of customers and carers on the proposal and a number of ways other than residential care to provide respite care to give carers a break so that people have increased choice and their preferences can be met. These options included:

- Care provided in the person’s own home through home care services
- The Shared Lives service.
- Receiving a Direct Payment.

Feedback Analysis

Number of customers who responded	Number of Customers who were contacted
41	144

In total, 59 separate responses were received in respect of the consultation, 41 of these were from customers of the service who were contacted direct. This includes via the online comment form, telephone calls, letters received, emails received and face to face meetings. Two petitions were also submitted to the Council expressing a wish to retain the respite services at Hollins View. The petitions contained 1784 signatures (petition created by Councillor Laura Jeuda - Member for Macclesfield South) and 593 signatures (petition created by Eileen Talbot, Senior Voice for Macclesfield).

A) Quality of Services

i) Quality of Care

- ▶ Responses from Customers or their Carers (or those representing a customer)

17 responses were received relating that the quality of care provided at Hollins View was high. The responses included comments about the caring nature of staff, their ability to build relationships with customers and the responsiveness of the services to crisis such as the need for a carer to go into hospital.

- ▶ Other Comments (inc. those who didn’t state if they were representing someone)

Members of the public were also complimentary about the care at Hollins View (3 responses). Comments were received about staff being both caring and friendly, customers being treated with respect and the lively nature of the atmosphere there.

ii) Quality of Care in the Independent Sector

► Responses from Customers or their Carers (or those representing a customer)

15 responses stated concerns about the quality of independent sector care. 4 gave concerns that independent sector homes had a focus on profit over care. 3 responses stated that customers/carers were open to the idea of receiving respite in the independent sector providing the quality of care was similar. 6 responses emphasised the importance of the respite that Hollins View provides for carers.

► Other Comments (inc. those who didn't state if they were representing someone)

3 responses from members of the public expressed unease about the quality of care in the independent sector. 1 response related that profit would be prioritised over care by these homes. Additionally, 1 consultee noted that Hollins View offered specialist respite, including a commitment to good practice and links with health, and felt that it was not possible to replicate this through spot purchasing beds.

iii) Reassurance, Continuity of Care and Social Interaction:

► Responses from Customers or their Carers (or those representing a customer)

4 responses stated that Hollins View was important due to the reassurance and peace of mind that it gave carers. 7 responses stated that the continuity of care that Hollins View provided was a critical part of the service. 5 comments suggested that the cared for person felt more comfortable with a consistent staff group.

1 respondent felt that this was particularly important for customers with dementia. 5 respondents stated that the social interaction that the service at Hollins View provides is important. 1 respondent stated that this aspect of a respite service could not be as strong as these homes already had settled populations. Another carer stated that he believed that Hollins View was primarily for people with dementia and as such was a difficult place for his wife to go as she did not have this condition. As such, he welcomed the increased choice that the proposal offered.

► Other Comments (inc. those who didn't state if they were representing someone)

In the Alzheimer's Society's response, they highlighted how respite care allowed carers to reassess the situation providing, "an opportunity to stabilise a situation by changing or adapting support to the person with dementia's needs or abilities" and also that, "it can be a tool to prevent a crisis from developing or carer breakdown". Healthwatch remarked that any transition for dementia users would have to be

managed with care. They also commented that there was a lack of alternative day services locally if the service at the centre closed.

iii) The Building

► Responses from Customers or their Carers (or those representing a customer)

3 comments were received directly relating to the building. One individual asked why money had been spent on new carpets and redecoration if it was to close. Another person asked what would happen to the building if services moved from there. A further person praised the building stating that it allowed care to be offered in a smaller setting whilst also allowing customers freedom to wander.

B) Demand for Services and Availability

► Responses from Customers or their Carers (or those representing a customer)

15 comments were made regarding the availability of respite care in the independent sector. These responses stated that there was a shortage of suitable beds within Macclesfield and that the choices that were contained in the consultation would not be available. 3 respondents stated concerns about the growing demand for respite services within the local area and the country as a whole due to the ageing population. One respondent stated that the availability of beds in the independent sector would be 'severely limited' by the amount the Council was willing to pay.

► Other Comments (inc. those who didn't state if they were representing someone)

5 comments from the public (including Healthwatch) were received regarding the availability of respite care in the independent sector. Another individual expressed concern about the rising demand for respite services due to the growing population. The response from Healthwatch also queried how the withdrawal of intermediate care would be managed, and the availability of specialist respite care for people with learning disabilities.

ii) Cost of Care:

► Responses from Customers or their Carers (or those representing a customer)

4 individuals commented that the business case for the consultation proposal had not been included in the Information Pack. It was felt that if the longer-term costs were considered the independent sector care would be more expensive. They also went on to say that not having any public provision leaves the Council in a much weaker negotiating position. One respondent felt that more efforts were needed to attract other sources of funding to keep centres like Hollins View open.

- ▶ Other Comments (inc. those who didn't state if they were representing someone)

1 individual also felt that the business case for the consultation proposal should have been included in the Consultation Information Pack.

C) **Booking**

- ▶ Responses from Customers or their Carers (or those representing a customer)

5 comments were received relating to the booking of respite care. These comments noted the importance of being able to book respite care in both the short term; in an emergency situation, and also in the long term, for instance, to allow the planning of holidays. As such, it was felt that any future service must be able to provide for these needs. Having a single point for booking offering reliability and flexibility was also viewed as key. Location was a further factor, with 3 comments stating the need for local services and merits of Hollins View's situation.

- ▶ Other Comments (inc. those who didn't state if they were representing someone)

2 members of the public referred to the booking of respite care. Both comments emphasised the importance of being able to obtain respite services in an emergency.

D) **Alternative Services (excluding independent sector respite)**

- ▶ Responses from Customers or their Carers (or those representing a customer)

A number of alternative options to receiving care at Hollins View were put forward in the Consultation. Some respondents stated that there was not enough information provided to come to a full decision on the options and that two of them were not appropriate for customers who had been assessed as needing residential respite.

Direct Payments - One carer stated that in their experience, the money that would be made available for a Direct Payment would be insufficient to cover respite care in an independent sector residential home. Another carer stated that they had already tried Direct Payments but found that it didn't work for them. They also stated that there was little aside from independent respite care that they would want to obtain as the cared for person was not keen on accessing things like day activities. Another carer felt the Council had a "duty of responsibility" with regard to respite care and that it could increase risk if people began employing their own carers.

Shared Lives - One respondent felt this service could not replace the social interaction available at Hollins View. Another respondent said that more information needed to be provided on this option. One carer stated that it sounded like a good service but would not be suitable for the person that they cared for. A further carer expressed a concern over whether there would be sufficient Shared Lives carers who would care for dementia customers, particularly overnight.

Home Care -3 responses detailed that respite for the carer could only be gained by using respite services away from the home. One carer stated that this had been tried as an option and had not really worked for them. 1 carer stated that Home Care does not offer the social aspects of a respite stay that Hollins View provides.

► Other Comments (inc. those who didn't state if they were representing someone)

One member of the public felt that there was insufficient information to decide between options for respite type services. Another felt that home care does not provide the social aspects of a stay at Hollins View. The Alzheimer's Society and Healthwatch's responses underlined the importance of a variety of options. They also flag that this could be an opportunity to create a broader choice for people/families at different stages of the dementia journey. Healthwatch emphasised the importance of support and training for customers using Direct Payments.

E) The Consultation

i) Opinions about the Proposal

► Responses from Customers or their Carers (or those representing a customer)

Respondents made a number of negative comments about the proposal itself. These included statements criticising the proposal as short-sighted, shameful, and unnecessary as the existing service was felt to be working well. Two individuals stated that they believed it was wrong to assert that the consultation was about choice when they felt it was actually being reduced. Some consultees were open to the alternatives put forward in the proposal.

► Other Comments (inc. those who didn't state if they were representing someone)

Members of the public also gave negative comments about the proposal. Healthwatch wanted to recognise that the service is valued by service users.

ii) Reasons for the Proposal

► Responses from Customers or their Carers (or those representing a customer)

4 responses from customers or their carers stated that they believed that the proposed transfer of services from Hollins View was really about the Council saving money rather than providing more choice. 3 respondents felt the proposal meant that vulnerable people were being affected disproportionately. One respondent felt that the proposal was about making it more difficult for people to access dementia care. 3 responses queried the idea that the proposal would bring about more choice.

► Other Comments (inc. those who didn't state if they were representing someone)

2 members of the public felt that the consultation proposal was really concerned with saving money. Another respondent stated that they felt that the proposal reflected problems with the country's approach to supporting people with dementia.

F) The Process

► Responses from Customers or their Carers (or those representing a customer)

2 customers or their carers stated that they believed that the information provided in the consultation pack was unsatisfactory as there was no information provided on where the alternative respite services would be. These respondents stated that it was therefore difficult for customers or their carers to form a judgement on the proposal. 1 response stated that the reasons given for the proposal focussed on dementia to the exclusion of others using the centre with different conditions. Responses were also received which stated that there was a lack of information relating to the business case for the proposals (see cost of care section as well).

3 customers or their carers felt that more people should have been directly involved in the consultation aside from customers/carers as it could affect other people in the future including intermediate care users. 2 of these individuals stated that for these reasons there should have been a public consultation meeting. 4 comments from customers or their carers stated that they believed that the Local Authority had already taken a decision on the proposal and that the consultation would not have any effect on decision-making. 1 respondent felt that consultation should have taken place before the Dementia Commissioning Plan went to Cabinet.

► Other Comments (inc. those who didn't state if they were representing someone)

1 response from a member of the public stated that information should have been provided on the alternative respite services. The Alzheimer's Society stated that the consultation could have been more user-friendly for people with dementia and that the Council could have taken specialist advice on this. Healthwatch felt that the information in the information pack should have been more comprehensive (incl. as to why the proposal had been put forward). They also felt (as did the Alzheimer's Society) that more people should have been involved in the consultation from the general public. 1 member of the public stated that they believed that the Local Authority had already taken a decision on the proposal.

This page is intentionally left blank



**Consultation Report Summary: Consultation on
the Proposal to Provide Older People Residential
Respite Support Services in the Independent
Sector**

Lincoln House Community Support Centre

October 2014

Introduction

A consultation was held between the 28th August and 8th October, on the Proposal to Provide Older People Residential Respite Support Services in the Independent Sector. Its aim was to understand the views of customers and carers on the proposal and a number of ways other than residential care to provide respite care so that people have increased choice and their preferences can be met. Options included:

- Care provided in the person’s own home through home care services
- The Shared Lives service.
- Receiving a Direct Payment.

Feedback Analysis

Number of customers who responded	Number of Customers who were contacted
61	222

86 consultation responses were received by the Council, 61 of these were from customers contacted directly. This included via the online form, telephone, emails, letters and face to face meetings. A petition was also submitted expressing a wish to retain respite services at Lincoln House. This contained 1,597 signatures and was initiated by Cllr Dorothy Flude (Member for Crewe South).

A) Quality of Services

i) Quality of Care at Lincoln House

- ▶ Responses from Customers or their Carers (or those representing a customer)

Many respondents praised the quality of the care provided by staff at Lincoln House (26 responses) and the suitability of the centre. 1 response criticised the care provided. 5 respondents emphasising the peace of mind the centre provides to families contrasting this with the care from the independent sector.

- ▶ Other Comments (inc. those who didn’t state if they were representing someone)

Members of the public also praised the quality of care at Lincoln House (10 responses). 2 responses emphasised the reassurance that Lincoln House provides. 1 respondent cited the commitment to specialised care that was offered at Lincoln House, stating that this could not be easily replicated by the spot purchasing of beds.

ii) Quality of Care in the Independent Sector

- ▶ Responses from Customers or their Carers (or those representing a customer)

Many respondents expressed concerns about quality of care in the independent sector (13 responses). Examples were also given to illustrate views. 2 respondents felt it placed profit over the care of customers, and concerns were expressed about staffing and staff turnover, training and the overall quality of the workforce.

► Other Comments (inc. those who didn't state if they were representing someone)

Members of the public also expressed anxieties about the care offered in the independent sector (6 responses). Reasons given for this were; the level of facilities, a tendency of the private sector to cut services, the perceived lower quality of services and training of staff, lower pay of staff and safeguarding issues.

iii) The Role of the Public and Private Sector:

► Responses from Customers or their Carers (or those representing a customer)

2 people commented that they were prepared to consider alternatives to current respite provision if it offered good quality care. However, 2 respondents stated that it was the role of the public sector to provide these services.

► Other Comments (inc. those who didn't state if they were representing someone)

One member of the public again stated a case against use of the independent sector.

iv) Dementia and Continuity of Care:

► Responses from Customers or their Carers (or those representing a customer)

Individuals remarked that continuity of care was vital for those with dementia (13) (including 2 stating change was "very daunting"). 1 carer felt respite customers may not be seen as a priority for the independent sector and may be treated as "2nd class". 2 stated they would be unable to take up alternative provision for this reason.

► Other Comments (inc. those who didn't state if they were representing someone)

Healthwatch felt any transition for customers with dementia would have to be managed carefully.

v) Importance of Respite Services:

► Responses from Customers or their Carers (or those representing a customer)

The value of respite services for carers was emphasised in feedback (6) and fears that it might be removed. 3 responses talked about the value of Lincoln House because of its ability to provide social contact. 1 respondent stated if the service was to move, this would break ties with what they saw as other "families and friends".

► Other Comments (inc. those who didn't state if they were representing someone)

3 individuals stressed the significance of respite services e.g. due to social interaction. The Alzheimer's Society's emphasised the importance of respite providing space for the

situation to be reassessed and to, “provide an opportunity to stabilise a situation [and]... to prevent a crisis from developing or carer breakdown”.

vi) Day Care Services

▶ Responses from Customers or their Carers (or those representing a customer)

4 responses were received directly about the day care services at Lincoln House. These stated that the importance of having day/respice services together at the same place. 2 respondents said that they believed that a transfer would lead to an increase in costs for customers and 1 respondent felt it could also mean poorer quality care.

▶ Other Comments (inc. those who didn't state if they were representing someone)

Healthwatch stated that day care was not available elsewhere locally.

B) Availability of Respite Beds

i) Demand and Availability

▶ Responses from Customers or their Carers (or those representing a customer)

11 respondents stated there might be a lack of alternative beds in the independent sector for respite care. Demand for services was raised twice triggered by a rising ageing population/ people with dementia. 1 respondent stressed the unpredictability of independent sector provision. Cost was also seen as limiting availability. 1 person stated that there were; “only 2 providers within a 5 mile radius of Lincoln House who don't charge top-up fees”. As such, it was felt families might be asked to pay more.

▶ Other Comments (inc. those who didn't state if they were representing someone)

The issue of demand was also raised by members of the public (2), again referencing the increasing elderly and dementia population. 5 responses (incl. Healthwatch) also referred to lack of availability of beds, with 2 respondents discussing this in relation to it putting further pressure on health services. The response from Healthwatch queried how the withdrawal of intermediate care would be managed, and the availability of specialist respite care for people with learning disabilities.

ii) Booking:

▶ Responses from Customers or their Carers (or those representing a customer)

5 respondents stated that it was important to retain the ability to book respite months in advance. 7 respondents expressed doubt as to whether respite could be accessed in an emergency asserting that it was key that this was available. 4 people also emphasised the need for booking needed to be simple/flexible, e.g. because it might have to be used in an emergency or by older people.

iii) Travel/ Localness of Services

▶ Responses from Customers or their Carers (or those representing a customer)

The need for local services was emphasised by 3 carers. 1 carer stated that they only had a 10 minute drive at the moment whereas another stated that they were open to going elsewhere because it was currently 40 minutes for them. The importance of closeness to family/friends was emphasised, e.g. to allow carers to visit in the day.

C) Alternative Services

i) Service Options

► Responses from Customers or their Carers (or those representing a customer)

A key part of the consultation was to understand the views of customers/carers on residential respite alternatives. A majority of customers/carers stated they would access residential respite from the independent sector, although views were given on other options. Common themes were these would not provide a sufficient break for the carer (6 comments) and would not provide enough social interaction/stimulation (3 comments).

Home Care - 8 responses stated that they did not view home care as a suitable alternative as it was “intrusive”, “disruptive and inflexible. Other comments included that it was lacking in quality, unable to provide sufficient respite, not able to provide social interaction and was not overseen by anyone.

Shared Lives - 11 responses were received on Shared Lives. Some expressed concerns it would not be able to deliver 24hr support. Other comments were; that customers may not wish to go to someone else’s home for respite, it would offer insufficient respite and that it may not be able to provide sufficient social stimulation.

Direct Payments (DPs) - 8 people commented on Direct Payments. 2 stated that they were currently successfully using DPs for other services. 1 respondent expressed their concern it would “create another job” for the carer. Others stated more information was needed, and it was irrelevant to full cost users. Concern was felt that services from DPs may not provide social stimulation, whilst someone else felt it, “expands the network of unknown people coming into contact with an individual.”

► Other Comments (inc. those who didn’t state if they were representing someone)

Most comments did not relate to specific options. However, a comment was received from one individual stating they already used Shared Lives and it was “very good”, offering consistent care. 1 respondent suggested that night care was more feasibly offered in a residential setting due to safety/costs. The Alzheimer’s Society’s and Healthwatch’s responses underlined the importance of a variety of options and flagged that this could be an opportunity to create a broader choice for people/families during the stages of the dementia journey. Healthwatch emphasised the importance of support and training for customers using Direct Payments.

D) The Building/Staff

► Responses from Customers or their Carers (or those representing a customer)

2 comments were received about the building itself, both posing the question as to what would happen to the premises. 4 responses from customers/carers questioned why money had been invested in Lincoln House. 1 respondent noted the closure of Santune House had been justified because of Lincoln House. 3 respondents raised questions/comments about what would happen to staff.

► Other Comments (inc. those who didn't state if they were representing someone)

One comment was received emphasising how Lincoln House had been built as a specialist dementia centre. Another individual stated that they thought that the building was, "in an ideal spot with lovely gardens", and as such should remain open.

E) The Financial Aspects of the Proposal

► Responses from Customers or their Carers (or those representing a customer)

6 respondents felt the proposal was financially driven. 3 suggested the costs of respite would increase meaning reduced access and rising health inequalities. Another also said it would mean increased carer breakdown and Council costs. A further respondent stated that they did not feel the Council should be in the business of inspecting homes. One respondent stated that the Council should reprioritise the way it spends money and not put funds into meaningless projects e.g. HS2. Competing views were given on the issue of paying extra to keep Lincoln House.

► Other Comments (inc. those who didn't state if they were representing someone)

3 members of the public also felt the proposal was for financial reasons, with 3 respondents also arguing money had been wasted in other areas.

F) The Consultation

i) Opinions about the Proposal

► Responses from Customers or their Carers (or those representing a customer)

Comments about the proposals were; that closure would be devastating; Lincoln House was well run and should remain; and that it was not possible to buy its quality of care. 3 qualified remarks were given in favour of the Council's options.

► Other Comments (inc. those who didn't state if they were representing someone)

Members of the public also made comments expressing a wish for Lincoln House to remain open and that closure was wrong. Healthwatch wanted particularly recognition for the assertion that the service is valued by service users.

ii) The Process

► Responses from Customers or their Carers (or those representing a customer)

Responses on the process included; 1 person did not like the way customers were informed by letter; 1 response felt the Consultation should have been opened out to the wider community; 1 response stated that Councillors should have been present at the face to face meetings; another respondent said the cost of the consultation was excessive ; 1 respondent felt a 30 minute face to face session was insufficient. 3 carers said that they wanted to know which homes would be available for respite. 1 felt that this lack of information made the consultation invalid; 3 respondents felt that the Information Pack was insufficiently detailed; with 1 stating it was written unhelpfully. 2 people stated that they wanted to know who had the original idea for the proposal; and 1 respondent felt the process had pushed her “close to the edge”.

► Other Comments (inc. those who didn't state if they were representing someone)

Another response gave concerns about feedback mechanisms (including user-friendliness for those with dementia). 1 respondent said a public meeting was needed, another wished to know which residential homes would be available. 2 respondents (including Healthwatch) felt provided information was insufficient.

iii) The Integrity of the Consultation:

► Responses from Customers or their Carers (or those representing a customer)

4 customers/carers were concerned that the decision had been taken prior to the consultation. 1 respondent stated that there had been a failure to respond to queries. 1 carer said they appreciated the opportunity to voice their opinions.

► Other Comments (inc. those who didn't state if they were representing someone)

2 members of the public felt the consultation decision had already been taken.

G) Miscellaneous

► Responses from Customers or their Carers (or those representing a customer)

4 respondents felt vulnerable people were being targeted, 4 respondents likewise stated Crewe was being discriminated against. Other comments covered many topics; including that it did not fit with the dementia strategy (2 comments), eligibility for respite would become tighter, there was an agenda to move learning disabilities customers in, that older people/dementia should not have been considered as “the same parcel”, the difficulty of people unfamiliar with social care accessing respite care.

► Other Comments (inc. those who didn't state if they were representing someone)

3 respondents felt that vulnerable people were being targeted. Another felt robust monitoring should ensure the quality of independent sector care. 1 further respondent stated concerns that Councillors/staff had been blocked from speaking.

This page is intentionally left blank

Equality impact assessment is a legal requirement for all strategies, plans, functions, policies, procedures and services under the Equalities Act 2010. We are also legally required to publish assessments.

Section 1: Description

Department	Childrens, Families and Adults		Lead officer responsible for assessment		Jon Wilkie	
Service	Adult Services		Other members of team undertaking assessment		Nik Darwin	
Date	10 June 2015		Version		3	
Type of document (mark as appropriate)	Strategy x	Plan	Function	Policy	Procedure	Service x
Is this a new/existing/revision of an existing document (mark as appropriate)	New x		Existing		Revision	
Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/plan/function/policy/procedure/service	<p><u>Proposal to Provide Older People and Dementia Residential Respite in the Independent Sector</u> Corporate priority 2 (Developing affordable models of sustainable local models of care for vulnerable children and adults).</p> <p>This involves exploration of the options for the future of all residential respite for older people and people living with dementia and other long term conditions. These proposals mean that some services currently provided at Hollins View (CSC) in Macclesfield may no longer be provided. These options will be informed by a consultation with service users, carers and other key stakeholders and will result in a decision paper being presented to cabinet.</p>					
Who are the main stakeholders? (eg general public, employees, Councillors, partners, specific audiences)	<ul style="list-style-type: none"> • service users and their carers at Hollins View • staff at Hollins View • Local Community Groups • Councillors • Independent sector care providers • Eastern Cheshire CCG and South Cheshire CCG 					

Section 2: Initial screening

Who is affected? (This may or may not include the stakeholders listed above)	All stakeholders listed above potentially										
Who is intended to benefit and how?	Service users and carers could be supported to identify more personalised service options which offer more choice and that better serve their needs										
Could there be a different impact or outcome for some groups?	Yes, Hollins View currently delivers respite services to the following groups each of which will be affected: <ul style="list-style-type: none"> • Older People with dementia • Older people • People with Long Term Conditions and Physical Disabilities • Carers - These respite services provide key support for carers so that they can continue to support their family member in the community 										
Does it include making decisions based on individual characteristics, needs or circumstances?	All social care services are offered on the basis of assessed eligible need. This work does not change the basis of those individual assessment decisions, these are in care plans. It may result in different support options being offered to individuals.										
Are relations between different groups or communities likely to be affected? (e.g. will it favour one particular group or deny opportunities for others?)	No										
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No – all decision and solutions will be based on a fully personalised approach										
Is there an actual or potential negative impact on these specific characteristics? (Please tick)											
Age	Y		Marriage & civil partnership		N	Religion & belief		N	Carers	Y	
Disability	Y		Pregnancy & maternity		N	Sex		N	Socio-economic status	N	
Gender reassignment		N	Race		TBC	Sexual orientation		N			
What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts										Consultation/involvement carried out	
										Yes	No

Age	In respect of the respite provided at Hollins View the key characteristic of customers is that they are older (although some of these customers also have dementia). As such, the proposals could have a number of potentially negative impacts on people of this protected group. These include level of disability, accessibility of alternative services and the ability to cope with a change in location of the service that is being accessed. These aspects will need to be mitigated in alternative options considered for individuals.	Yes, a full consultation is to be conducted with service users
Disability	Dementia users currently use Hollins View provision for respite. As such, the proposals could have a number of potentially negative impacts on people with disabilities and long term conditions. The extent of these impacts will depend on the type and level of their disability. Examples include; accessibility and availability of alternative services that can be accessed locally, ability to cope with a change in location of the service that is being accessed. A change in the provision of a service could be detrimental to those people with dementia and other long term conditions. These will need to be mitigated in alternative options considered. Some current customers have a physical disability as a secondary client type.	Yes, a full consultation is to be conducted with service users
Gender reassignment	No recording of gender reassignment takes place on the Council's social care record system as such data on this will be unavailable. However, there is no known element in these proposals which is likely to lead to discrimination on the basis of this protected characteristic. There will also be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users
Marriage & civil partnership	There is the potential for a change in day/respite service to impact on married couples, or couples in civil partnership, where one partner uses services as a result of the relocation of services. There are also impacts listed under the carers section. There will be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users
Pregnancy & maternity	No impacts were recorded on this protected characteristic during the course of the consultation process. There is also no other evidence to suggest an impact is likely. However, there will be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users

Race	The current customers of Hollins View are likely to be predominantly White British given local characteristics. Data analysis on customers' characteristics will be conducted to understand this in full detail. However, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Religion & belief	The current customers of Hollins View are likely to be predominantly Christian. Data analysis on customers' characteristics will be conducted to understand in full detail. There is no known element in these proposals which is likely to impact on customers as a result of their religion. However, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Sex	There is no current known element in this proposal which will directly or indirectly discriminate on the basis of gender. Although there is likely to be a much larger ratio of females to male service users using the services given the characteristics of social care users which can largely be explained by the differences in life expectancy between the sexes. As such a greater proportion of female service users are likely to receive day and respite services (although this will be clarified by data analysis). The proposals themselves are not deemed to have disproportionate effects for either gender. However, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Sexual orientation	Data is not routinely recorded related to this protected characteristic for customers. However, there is no known evidence to suggest an impact is likely for this group. Nevertheless, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Carers	The Office of National Statistics estimates that 10% of the population are likely to be carers i.e. 36,500 people in Cheshire East. Respite services are provided to support carers as well as customers. As such, the proposals are likely to have an impact on a defined group of carers; those who care for people using respite or day services within the Crewe area. Particular identifiable concerns would be; changes to service location and the accessibility of alternative provision, increased pressure brought about on the caring role as a result of the changes in services for customers. These will need to be mitigated in alternative options considered. There will be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users
Socio-economic status	There is no current known element in this proposal which will directly or indirectly	Yes, a full consultation is

	<p>have a negative impact on the basis of customers' socio-economic status. Under the proposal, for customers who are assessed to pay the maximum charge for the respite care at Hollins View, they would potentially pay less depending on the residential care home that they choose. For customers who are assessed as needing financial support from the council, it is expected that they will pay the same as they are paying now for respite care. There will be the opportunity to feedback any impacts relating to this during the consultation process.</p>	<p>to be conducted with service users</p>
--	---	---

Proceed to full impact assessment? (Please tick)			
<input checked="" type="checkbox"/>	Yes		Date: 30/09/14

If yes, please proceed to Section 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

Section 3: Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed

Protected characteristics	<p>Is the policy (function etc....) likely to have an adverse impact on any of the groups?</p> <p>Please include evidence (qualitative & quantitative) and consultations</p>	<p>Are there any positive impacts of the policy (function etc....) on any of the groups?</p> <p>Please include evidence (qualitative & quantitative) and consultations</p>	<p>Please rate the impact taking into account any measures already in place to reduce the impacts identified</p> <p>High: Significant potential impact; history of complaints; no mitigating measures in place; need for consultation</p> <p>Medium: Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures</p> <p>Low: Little/no</p>	<p>Further action (only an outline needs to be included here. A full action plan can be included at Section 4)</p>

			identified impacts; heavily legislation-led; limited public facing aspect	
Note: impacts in this section of the EIA have been developed both through knowledge of the changes as well as by using feedback received from respondents to the consultation				
Age	<p>Note: Customers of affected respite services at Hollins View are in the older age groups.</p> <p><u>Localness of services:</u> Providing respite services from different locations may result in accessibility issues for some customers/carers.</p> <p>Also see Disability as other issues of relevance to older people are also picked up here.</p>	<p><u>Localness of services:</u> There is the potential for customers to be able to access services nearer to where they live. This would result in reduced costs and travelling time for them as well as a greater potential for visits from family/friends.</p>	Medium	<p>To ensure that accessibility for customers and their carers is taken into account when planning the provision of respite stays. This should include both in the care arranging process but also in deciding which homes should have beds blocked booked with them.</p> <p>To ensure that support is available to work with customers and their carers to make sure that alternative respite provision is accessible.</p>
Disability	<p><u>Dementia:</u> There is established evidence that customers with dementia value continuity of care. Services being transferred from Hollins View may mean the potential for this to be lost in the short term. This was a concern advanced by 7 customers or their carers during the consultation. This could potentially impact on both the carer and customer, increasing the chance of carer breakdown, and reducing the quality of care that it was possible for them to offer.</p>	<p><u>Dementia:</u> The increased choice of services including residential care homes available for customers affected by this consultation means that there is the potential for the customer to access homes which meet more specific needs. This might include facilities, staff training and social activities. It might also mean people of similar age groups/disabilities. A carer highlighted this advantage as part of the consultation, stating that Hollins View was a difficult place for his wife to attend as she</p>	Medium	<p>There needs to be a sufficient allocation of beds within the independent sector for Council customers so that they are able to book consistent respite with the same residential home. This may be less easy to achieve in emergency situations, however, care planning should be sensitive to this requirement.</p> <p>Customers with dementia, other long term conditions and physical disabilities should be placed for respite in homes which specialise in care which meets their specific needs including for their level of complexity. This would include factors</p>

	<p><u>Other Issues</u></p> <p>Mixing: There is the potential for a mixing of long term and short term customers at independent sector homes to impact negatively on both sets of users. This may include difficulties in making social links for short stay customers and disturbance to permanent residents due to customers using the services for short periods of time. As part of the consultation 5 comments from customers or their carers stated a concern that about a potential lack of social links in the independent sector which was valued at Hollins View.</p> <p>Booking: The current booking system involves contacting a Care Manager or the home directly for a bed. Any revised way of doing this should maintain ease of use due to carers/customers having a range of needs which could potentially inhibit usage. 5 customers or their carers stated the importance of flexibility in booking respite through the consultation.</p>	<p>did not have dementia but had respite in an environment where people were supporting others with dementia. Market development work would need to take place to establish this potential benefit.</p> <p>See also Localness of Services under Age</p>		<p>such as type of clientele, training, security, home layout, adaptations and facilities.</p> <p>Work should be conducted with contracted residential homes to establish good practice with regard to providing short term respite alongside long term residents, reducing the risk of impact on both customers accessing respite and long term residents.</p> <p>The booking system for respite in the independent sector should be simple and flexible to use and should accommodate people with a range of disability related needs.</p>
Gender reassignment	<p>No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.</p>			
Marriage & civil partnership	<p>No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.</p>			

Pregnancy and maternity	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Race	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Religion & belief	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Sex	Whilst arguably it is the case that, due to the greater proportion of service users who are female, these proposals could have a potential to disproportionately impact on this group, it is currently felt that any issues are best covered in the categories of disability and age			
Sexual orientation	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Carers	<p><u>Quality of Care Services</u> 15 responses to the consultation from customers or their carers stated concerns about the quality of respite care in the independent sector. Measures should be put in place to ensure that the homes customers are placed in for respite are known to meet quality standards.</p> <p>There is the potential for carers to be reluctant to take respite as a result of their uncertainty about alternative options. This could lead to future carer breakdown.</p>	<p><u>Choice of Services</u> The proposal would allow carers to exercise a choice of care options. This has the potential to reduce the pressure on carers by enabling them to access services which are an improved fit to their needs.</p>	Low	<p>Quality of Care Services – Block booking of respite beds in the independent sector and care arranging should be based on Council quality assurance processes and Care Quality Commission inspection reports.</p> <p>Customers should have information made available to them in regard to the quality of independent sector options (including care standards) in order to give them greater reassurance and to ensure that they utilise their respite allocation. They should also be given further information on Shared Lives which may benefit some individuals.</p>

Socio-economics	<u>Cost of Respite</u> In the consultation, one carer stated concerns about being asked to pay top ups for respite in the independent sector. Block booking of beds will need to ensure that sufficient range of respite is available to avoid the need to use top-up fees which could potentially significantly disadvantage people from lower socio-economic brackets.		Low	Costs of respite beds should be a factor when consideration is given to which independent sector homes are used for respite so that use of top-up fees is more an exception than a rule. The Council stated in the Consultation Information Pack that the amount that customers would pay for respite would most likely be the same for customers who are assessed as needing financial support from the council. Under the proposal, for customers who are assessed to pay the maximum charge for the respite care at Hollins View, they would potentially pay less depending on the residential care home that they choose.
------------------------	---	--	-----	---

Is this project due to be carried out wholly or partly by contractors? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)

No – all work will be done internally

Section 4: Review and conclusion

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed

If the proposals to offer alternatives to existing services are implemented there are some potential negative impacts on customers and carers although they can be mitigated by following the prescribed actions listed.

Further engagement with customers and carers would be a crucial part of any transition process.

Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
To ensure that accessibility of alternative services is taken into account when planning respite stays. This should include both in the care arranging process but also in deciding which homes	During the normal project planning transition process	Ann Riley	Unknown at this stage

should have beds blocked booked with them.			
To ensure that alternatives for day services are local and accessible.	During the normal project planning transition process	Ann Riley	Unknown at this stage
There should be sufficient allocation of beds within the independent sector for Council customers so that they are able to book consistent respite with the same residential home. This may be less easy to achieve in emergency situations, however, care planning should nevertheless be sensitive to this requirement. Cost bands should be factored in when conducting this review so that use of top up fees is more an exception than a rule.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Customers with dementia, other long term conditions and physical disabilities should be able to access respite in homes which specialise in care which meets their specific needs including for their level of complexity. This would include factors such as type of clientele, training, security, home layout, adaptations and facilities.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Work should be conducted with contracted residential homes to establish good practice with regard to providing short term respite alongside long term residents, reducing the risk of impact on both customers accessing respite and long term residents.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Quality of Care Services – Block booking of beds and care arranging should take into account Council quality assurance processes and Care Quality Commission inspection reports.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Customers should have information made available to them in regard to the quality of independent sector options (including care standards) in order to give them greater reassurance and to ensure that they utilise their respite allocation. They should also be given further information on Shared Lives which may benefit some individuals.	During the normal project planning transition process	Ann Riley	Unknown at this stage
The booking system should be simple and flexible to use and should accommodate people with a range of disability related needs.	During the normal project planning transition process	Ann Riley	Unknown at this stage

Please provide details and link to full action plan for actions			
When will this assessment be reviewed?	6 months after any decision is taken		
Are there any additional assessments that need to be undertaken in relation to this assessment?	N/A		
Lead officer signoff	Jon Wilkie	Date: 10 June 2015	
Head of service signoff	Ann Riley	Date: 10 June 2015	

Please publish this completed EIA form on your website

This page is intentionally left blank

Equality impact assessment is a legal requirement for all strategies, plans, functions, policies, procedures and services under the Equalities Act 2010. We are also legally required to publish assessments.

Section 1: Description

Department	Childrens, Families and Adults		Lead officer responsible for assessment		Jon Wilkie	
Service	Adult Services		Other members of team undertaking assessment		Nik Darwin	
Date	10 June 2015		Version		3	
Type of document (mark as appropriate)	Strategy x	Plan	Function	Policy	Procedure	Service x
Is this a new/existing/revision of an existing document (mark as appropriate)	New x		Existing		Revision	
Title and subject of the impact assessment (include a brief description of the aims, outcomes , operational issues as appropriate and how it fits in with the wider aims of the organisation) Please attach a copy of the strategy/plan/function/policy/procedure/service	<p><u>Proposal to Provide Older People and Dementia Residential Respite in the Independent Sector</u> Corporate priority 2 (Developing affordable models of sustainable local models of care for vulnerable children and adults).</p> <p>This involves exploration of the options for the future of all residential respite for older people and people living with dementia and other long term conditions. These proposals mean that some services currently provided at Lincoln House (CSC) in Crewe may no longer be provided. These options will be informed by a consultation with service users, carers and other key stakeholders and will result in a decision paper being presented to cabinet.</p>					
Who are the main stakeholders? (eg general public, employees, Councillors, partners, specific audiences)	<ul style="list-style-type: none"> • service users and their carers at Lincoln House • staff at Lincoln House • Local Community Groups • Councillors • Independent sector care providers • Eastern Cheshire CCG and South Cheshire CCG 					

Section 2: Initial screening

Who is affected? (This may or may not include the stakeholders listed above)	All stakeholders listed above potentially										
Who is intended to benefit and how?	Service users and carers could be supported to identify more personalised service options which offer more choice and that better serve their needs										
Could there be a different impact or outcome for some groups?	<p>Yes, Lincoln House currently delivers respite and day care service to the following groups each of which will be affected:</p> <ul style="list-style-type: none"> • Older People with dementia • Older people • People with Long Term Conditions and Physical Disabilities • Carers - These respite services provide key support for carers so that they can continue to support their family member in the community 										
Does it include making decisions based on individual characteristics, needs or circumstances?	All social care services are offered on the basis of assessed eligible need. This work does not change the basis of those individual assessment decisions, these are in care plans. It may result in different support options being offered to individuals.										
Are relations between different groups or communities likely to be affected? (e.g. will it favour one particular group or deny opportunities for others?)	No										
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No – all decision and solutions will be based on a fully personalised approach										
Is there an actual or potential negative impact on these specific characteristics? (Please tick)											
Age	Y		Marriage & civil partnership		N	Religion & belief		N	Carers	Y	
Disability	Y		Pregnancy & maternity		N	Sex		N	Socio-economic status	N	
Gender reassignment		N	Race		TBC	Sexual orientation		N			
What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts										Consultation/involvement carried out	
										Yes	No

Age	In respect of the respite services provided at Lincoln House the key characteristic of customers is that they are older (although some of these customers also have dementia). As such, the proposals could have a number of potentially negative impacts on people of this protected group. These include level of disability, accessibility of alternative services and the ability to cope with a change in location of the service that is being accessed. These aspects will need to be mitigated in alternative options considered for individuals.	Yes, a full consultation is to be conducted with service users
Disability	Dementia users currently use Lincoln House provision for respite and day care. As such, the proposals could have a number of potentially negative impacts on people with disabilities and long term conditions. The extent of these impacts will depend on the type and level of their disability. Examples include; accessibility and availability of alternative services that can be accessed locally, ability to cope with a change in location of the service that is being accessed. A change in the provision of a service could be detrimental to those people with dementia and other long term conditions. These will need to be mitigated in alternative options considered. Some current customers have a physical disability as a secondary client type.	Yes, a full consultation is to be conducted with service users
Gender reassignment	No recording of gender reassignment takes place on the Council's social care record system as such data on this will be unavailable. However, there is no known element in these proposals which is likely to lead to discrimination of the basis of this protected characteristic. There will also be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users
Marriage & civil partnership	There is the potential for a change in day/respice service to impact on married couples, or couples in civil partnership, where one partner uses services as a result of the relocation of services. There are also impacts listed under the carers section. There will be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users
Pregnancy & maternity	No impacts were recorded on this protected characteristic during the course of the consultation process. There is also no other evidence to suggest an impact is likely. However, there will be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users

Race	The current customers of Lincoln House are likely to be predominantly White British given local characteristics. Data analysis on customers' characteristics will be conducted to understand this in full detail. However, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Religion & belief	The current customers of Lincoln House are likely to be predominantly Christian. Data analysis on customers' characteristics will be conducted to understand in full detail. There is no known element in these proposals which is likely to impact on customers as a result of their religion. However, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Sex	There is no current known element in this proposal which will directly or indirectly discriminate on the basis of gender. Although there is likely to be a much larger ratio of females to male service users using the services given the characteristics of social care users which can largely be explained by the differences in life expectancy between the sexes. As such a greater proportion of female service users are likely to receive day and respite services (although this will be clarified by data analysis). The proposals themselves are not deemed to have disproportionate effects for either gender. However, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Sexual orientation	Data is not routinely recorded related to this protected characteristic for customers. However, there is no known evidence to suggest an impact is likely for this group. Nevertheless, there will be the opportunity to feedback any impacts relating to this during the consultation process.	Yes, a full consultation is to be conducted with service users
Carers	The Office of National Statistics estimates that 10% of the population are likely to be carers i.e. 36,500 people in Cheshire East. Respite services are provided to support carers as well as customers. As such, the proposals are likely to have an impact on a defined group of carers; those who care for people using respite or day services within the Crewe area. Particular identifiable concerns would be; changes to service location and the accessibility of alternative provision, increased pressure brought about on the caring role as a result of the changes in services for customers. These will need to be mitigated in alternative options considered. There will be the opportunity to feedback any impacts relating to this during the consultation process	Yes, a full consultation is to be conducted with service users
Socio-economic status	There is no current known element in this proposal which will directly or indirectly	Yes, a full consultation is

	<p>have a negative impact on the basis of customers' socio-economic status. Under the proposal, for customers who are assessed to pay the maximum charge for the respite care at Lincoln House, they would potentially pay less depending on the residential care home that they choose. For customers who are assessed as needing financial support from the council, it is expected that they will pay the same as they are paying now for respite care. There will be the opportunity to feedback any impacts relating to this during the consultation process.</p>	<p>to be conducted with service users</p>
--	--	---

Proceed to full impact assessment? (Please tick)			
Yes			Date: 30/09/14

If yes, please proceed to Section 3. If no, please publish the initial screening as part of the suite of documents relating to this issue

Section 3: Identifying impacts and evidence

This section identifies if there are impacts on equality, diversity and cohesion, what evidence there is to support the conclusion and what further action is needed

Protected characteristics	Is the policy (function etc....) likely to have an adverse impact on any of the groups? Please include evidence (qualitative & quantitative) and consultations	Are there any positive impacts of the policy (function etc....) on any of the groups? Please include evidence (qualitative & quantitative) and consultations	Please rate the impact taking into account any measures already in place to reduce the impacts identified High: Significant potential impact; history of complaints; no mitigating measures in place; need for consultation Medium: Some potential impact; some mitigating measures in place, lack of evidence to show effectiveness of measures Low: Little/no	Further action (only an outline needs to be included here. A full action plan can be included at Section 4)

			identified impacts; heavily legislation-led; limited public facing aspect	
Note: impacts in this section of the EIA have been developed both through knowledge of the changes as well as by using feedback received from respondents to the consultation				
Age	<p>Note: Customers of affected respite services at Lincoln House are in the older age groups.</p> <p><u>Localness of services:</u> Providing respite services from different locations may result in accessibility issues for some customers/carers. This may be a particular issue for the 16 current customers receiving day services at Lincoln House dependant on the location of alternative services. 3 customers or their carers raised concerns about accessing respite services which were further away from their home than Lincoln House.</p> <p>Also see Disability as many issues of relevance to older people are also picked up here.</p>	<p><u>Localness of services:</u> There is the potential for customers to be able to access services nearer to where they live. This would result in reduced costs and travelling time for them as well as a greater potential for visits from family/friends. One carer reported that they saw the opportunity to access services closer to their home under the proposal as an advantage.</p> <p>There may be similar benefits provided by the alternatives to current day services may include independent/voluntary sector day care provision or the usage of home care, shared lives or direct payments etc.</p>	Medium	<p>To ensure that accessibility for customers and their carers is taken into account when planning the provision of respite stays. This should include both in the care arranging process but also in deciding which homes should have beds blocked booked with them.</p> <p>To ensure that support is available to work with customers and their carers to make sure that alternative respite provision and day services are local and accessible.</p>
Disability	<p><u>Dementia:</u> There is established evidence that customers with dementia value continuity of care. Services being transferred from Lincoln House may mean the potential for this to be lost in the short term. This was a concern advanced by 13 customers or their carers during the consultation.</p>	<p><u>Dementia:</u> The increased choice of services including residential care homes available for customers affected by this consultation means that there is the potential for the customer to access homes which meet more specific needs. This might include facilities, staff training and social</p>	Medium	<p>There needs to be a sufficient allocation of beds within the independent sector for Council customers so that they are able to book consistent respite with the same residential home. This may be less easy to achieve in emergency situations, however, care planning should be sensitive to this requirement.</p>

	<p>There were concerns raised by 2 carers through the consultation that the person they care for may refuse to attend alternative services as a result of this disability. This could potentially impact on both the carer and customer, increasing the chance of carer breakdown, and reducing the quality of care that it was possible for them to offer.</p> <p>Lincoln House currently provides specialist dementia care. Alternative services would need to be able to offer similar dedicated support.</p> <p><u>Other Issues</u></p> <p>Mixing: There is the potential for a mixing of long term and short term customers at independent sector homes to impact negatively on both sets of users. This may include difficulties in making social links for short stay customers and disturbance to permanent residents due to customers using the services for short periods of time. As part of the consultation a carer stated a concern that a person accessing respite in the independent sector may not be treated as well by the staff as one of the permanent residents, stating that they could be treated as, "second class citizens".</p> <p>Booking: The current booking system involves contacting a Care Manager or the home directly for a bed. Any revised way of</p>	<p>activities. It might also mean people of similar age groups/disabilities. Market development work would need to take place to establish this potential benefit.</p> <p>See also Localness of Services under Age</p>		<p>Customers with dementia, other long term conditions and physical disabilities should be placed for respite in homes which specialise in care which meets their specific needs including for their level of complexity. This would include factors such as type of clientele, training, security, home layout, adaptations and facilities.</p> <p>Work should be conducted with contracted residential homes to establish good practice with regard to providing short term respite alongside long term residents, reducing the risk of impact on both customers accessing respite and long term residents.</p> <p>The booking system for respite in the independent sector should be simple and flexible to use and should accommodate people with a range of disability related needs.</p>
--	---	--	--	--

	doing this should maintain ease of use due to carers/customers having a range of needs which could potentially inhibit usage.			
Gender reassignment	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Marriage & civil partnership	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Pregnancy and maternity	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Race	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Religion & belief	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Sex	Whilst arguably it is the case that, due to the greater proportion of service users who are female, these proposals could have a potential to disproportionately impact on this group, it is currently felt that any issues are best covered in the categories of disability and age			
Sexual orientation	No impacts on this protected characteristic where raised as a result of this consultation, likewise, there are no perceived impacts as a result of this policy. As such, the impact is deemed neutral on this protected characteristic.			
Carers	<u>Quality of Care Services</u> 13 responses to the consultation from customers or their carers stated that the quality of alternative care services was very important to carers and families (for	<u>Choice of Services</u> The proposal would allow carers to exercise a choice of care options. This has the potential to reduce the pressure on carers by enabling them	Low	Quality of Care Services – Block booking of respite beds in the independent sector and care arranging should be based on Council quality assurance processes and Care Quality Commission inspection

	<p>example in providing reassurance). Measures should be put in place to ensure that the homes customers are placed in for respite are known to meet quality standards.</p> <p>There is the potential for carers to be reluctant to take respite as a result of their uncertainty about alternative options. This could lead to future carer breakdown.</p>	to access services which are an improved fit to their needs.		<p>reports.</p> <p>Customers should have information made available to them in regard to the quality of independent sector options (including care standards) in order to give them greater reassurance and to ensure that they utilise their respite allocation. They should also be given further information on Shared Lives which may benefit some individuals.</p>
Socio-economics	<p><u>Cost of Respite</u></p> <p>One carer stated through the consultation that they would not be able to pay any more for respite support than they do now. Block booking of beds will need to ensure that sufficient range of respite is available to avoid the need to use top-up fees which could potentially significantly disadvantage people from lower socio-economic brackets.</p>		Low	<p>Costs of respite beds should be a factor when consideration is given to which independent sector homes are used for respite so that use of top-up fees is more an exception than a rule. The Council stated in the Consultation Information Pack that the amount that customers would pay for respite would most likely be the same for customers who are assessed as needing financial support from the council. Under the proposal, for customers who are assessed to pay the maximum charge for the respite care at Hollins View, they would potentially pay less depending on the residential care home that they choose.</p>
<p>Is this project due to be carried out wholly or partly by contractors? If yes, please indicate how you have ensured that the partner organisation complies with equality legislation (e.g. tendering, awards process, contract, monitoring and performance measures)</p> <p>No – all work will be done internally</p>				

Section 4: Review and conclusion

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed

If the proposals to offer alternatives to existing services are implemented there are some potential negative impacts on customers and carers although they can be mitigated by following the prescribed actions listed.

Further engagement with customers and carers would be a crucial part of any transition process.

Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
To ensure that accessibility of alternative services is taken into account when planning respite stays. This should include both in the care arranging process but also in deciding which homes should have beds blocked booked with them.	During the normal project planning transition process	Ann Riley	Unknown at this stage
To ensure that alternatives for day services are local and accessible.	During the normal project planning transition process	Ann Riley	Unknown at this stage
There should be sufficient allocation of beds within the independent sector for Council customers so that they are able to book consistent respite with the same residential home. This may be less easy to achieve in emergency situations, however, care planning should nevertheless be sensitive to this requirement. Cost bands should be factored in when conducting this review so that use of top up fees is more an exception than a rule.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Customers with dementia, other long term conditions and physical disabilities should be able to access respite in homes which specialise in care which meets their specific needs including for their level of complexity. This would include factors such as type of clientele, training, security, home layout, adaptations and facilities.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Work should be conducted with contracted residential homes to establish good practice with regard to providing short term respite alongside long term residents, reducing the risk of impact on both customers accessing respite and long term residents.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Quality of Care Services – Block booking of beds and care	During the normal project planning	Ann Riley	Unknown at this stage

arranging should take into account Council quality assurance processes and Care Quality Commission inspection reports.	transition process		
Customers should have information made available to them in regard to the quality of independent sector options (including care standards) in order to give them greater reassurance and to ensure that they utilise their respite allocation. They should also be given further information on Shared Lives which may benefit some individuals.	During the normal project planning transition process	Ann Riley	Unknown at this stage
The booking system should be simple and flexible to use and should accommodate people with a range of disability related needs.	During the normal project planning transition process	Ann Riley	Unknown at this stage
Please provide details and link to full action plan for actions			
When will this assessment be reviewed?	6 months after any decision is taken		
Are there any additional assessments that need to be undertaken in relation to this assessment?	N/A		
Lead officer signoff	Jon Wilkie	Date: 10 June 2015	
Head of service signoff	Ann Riley	Date: 10 June 2015	

Please publish this completed EIA form on your website

This page is intentionally left blank

Case study examples of the different ways in which carers' respite needs are currently met in Cheshire East

Service Type	Examples
<p>Shared Lives - the service can offer customers long-term respite or day support either in their own home or within the Shared Lives carer's family home.</p>	<p>A customer with a diagnosis of Dementia supported through Shared Lives day care which provides respite for his carer.</p> <p>A customer who lives with his wife who is his main carer. He has a diagnosis of dementia, he struggles to understand some questions and give accurate answers due to his cognitive and memory impairment. The referral to Shared Lives was to match to a Shared Lives Carer who could encourage the customer to pursue his interests and give the clients wife respite away from her caring responsibilities. The Carers comments on the service she received:</p> <p>Feedback from the carer The carer reported that the service has given her the confidence to leave her husband with competent, experiences carers and allows her time to have respite.</p> <p>Two customers jointly supported through Shared Lives Day Care & flexible overnight stays.</p> <p>The customer has a diagnosis of advanced dementia. She lives with her daughter who has a learning disability. Both are supported by the son, who is he is the family's main carer. The son lives over 40 miles away and had resorted to staying most nights with his mother and sister, away from his own family home, to ensure their safety.</p> <p>Shared Lives has supported the family to remain together within the family home since 2005. During this time they have had the same team of Shared Lives Carers.</p> <p>The service has provided flexible day time support, as well as regular overnight respite (shared lives carer staying overnight in the clients home). This has allowed the main carer a break from his regular caring responsibilities.</p> <p>Feedback from the carer "The Shared Lives Service has helped to keep the family as a unit and remain in the family home together. The respite arrangements have been successful and I appreciate the sterling job the girls do".</p>

<p>Support provided by a Personal Assistant paid for through Direct Payments.</p> <p>A personal assistant (sometimes called a PA or a support worker) is employed by people who need social care, either because of their age or disability, to enable them to live as independently as possible. A direct payment is one of the ways in which people can receive a personal budget from the Council. Customers can spend this money on services that will help them with their everyday life.</p>	<p>A customer with memory difficulties</p> <p>A customer who has a poor short term memory as a result of a brain injury uses a direct payment to receive daily visits from personal assistants to support her to live independently in her home and local community. This enables her husband, who is her main carer, to work and maintain his caring role, which is what he wishes to do.</p> <p>Customer with a Neurological Impairment</p> <p>A customer who lives with her partner uses a direct payment to pay for personal assistants to support her in her own home which enables her partner to have a break from his caring role. This flexible approach meet the needs of the customer who requires consistency and to base herself at home as a familiar environment and meets the needs of the carer to maintain his employment.</p> <p>A customer with autism and learning disabilities</p> <p>Customer with autism and learning disabilities uses a direct payment to pay for a personal assistant (PA) but visits the PA in their home to enable his parents to have respite in their own home. In addition to having a break from caring, this approach also enables his parents to complete household tasks (for example, vacuuming) that he would find difficult to cope with were he to remain at home.</p> <p>A customer with learning disabilities</p> <p>Customer with learning disabilities uses direct payments to pay for support hours to be provided by a personal assistant when she goes on holiday with her parents as a family. This allows the family to have a break together but both the parents and their daughter can follow their own interests when they are away alongside spending time together as a family.</p>
<p>Support through Assistive Technologies –</p> <p>assistive technologies are electronic sensors, detectors, monitors, apps and alarms that can support people to live in their own home and community.</p>	<p>Use of a GPS (Global Positioning System) unit to provide peace of mind for a full time carer of an individual living with dementia.</p> <p>Whilst the customer has a diagnosis of dementia, his mobility and energy are unaffected and he wanted to continue to follow his regular routine of getting out of the house and visiting regular locations in his local community. A GPS device allowed the carer of a man living with dementia to monitor the location of her husband who had in the past become lost and disorientated and needed the police to search for him.</p> <p>The GPS device enables the man to continue to pursue his interests whilst allowing the carer to have a predictable break, not needing to be concerned about where her husband is as she is able to track him using her computer and knowing that she will be alerted if he enters an area where he may become disorientated or lost.</p>
<p>Early Intervention & Prevention Services</p>	<p>There are a large number of services in the Cheshire East area which support people with a wide range of health and social care needs in group and individual settings.</p> <p>For example; the Neighbours Network who help older people and/or those with disabilities, living in Haslington and Winterley, to retain their independence so that they can continue to live in their own homes. This support also provides carers with a break from their role. Another example is the Cheshire and Warrington Carers Centre which provides support and information to carers as well as being able to allocate a carers personal budget to support carers have respite and maintain their caring role.</p>

This page is intentionally left blank

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting: 30th June 2015
Report of: Dr Heather Grimbaldeston
Subject/Title: 0 – 19 Healthy Child Programme
Portfolio Holder: Cllrs Janet Clowes, Adults, Health and Leisure and Rachael Bailey, Children and Families

1. Report Summary

- 1.1. The commissioning of 0 - 19 Healthy Child Programme provides a new opportunity for the Council to champion and lead on improvements to the health and wellbeing for children and families.
- 1.2. The Healthy Child Programme will align new statutory responsibilities for Health Visiting (0 – 5 service) with existing responsibilities for School Nursing (5 – 19 service) and Breastfeeding.
- 1.3. Once commissioned the new integrated Healthy Child Programme will work more closely with the Children's services to enable the Council to deliver a seamless integrated universal offer to all children and families and a comprehensive targeted offer to those who need more support.
- 1.4. A Cabinet Decision was made on 11th February 2015 to procure the 0 - 19 Healthy Child Programme in conjunction with NHS England (see link below for report and decision).
- 1.5. NHS England currently commission Health Visiting (0 - 5 service) but this responsibility transfers to the Local Authority on 1st October 2015.
- 1.6. The Cabinet decision enabled the Council to enter into two contracts directly with providers (for 5-19 School Nursing and Breastfeeding service) and for one contract (0-5 Health Visiting service) to novate to the Council from NHS England on 1st October 2015.
- 1.7. The procurement process has required a new timeline which means all three Healthy Child Programme contracts (Health Visiting, School Nursing and Breastfeeding) will start on 1st October 2015.
- 1.8. This means that it is no longer necessary to novate the Health Visiting contract from NHS England to the Council. It is now possible for the Council to enter into all three Healthy Child Programmes on 1st October 2015. The contract is for 3 years with an option of two further extensions of 12 months each, total five years. The Council may terminate this contract at any time

by giving 3 months' written notice, without affecting any other rights or remedies.

- 1.9. In order for the new timeline to be achieved the Cabinet Procedure Rule No. 53: 'Urgent Decision' was taken and the required Officers and Cabinet Members took the decision to approve delegated authority.
- 1.10. This report is to update Cabinet on the new procurement timeline and to ask Cabinet to note the authorisation given to the relevant Portfolio Holders, the Director of Public Health and Executive Director of Strategic Commissioning to enter into a contract for 0 – 5 public health services (Health Visiting and Family Nurse Partnership) with a supplier, such authorisation having been given by way of an urgent decision taken in accordance with Cabinet Procedure Rule 53.

2. Recommendation

- 2.1 That Cabinet be asked to resolve that following the procurement process, the Council will also enter into a contract for 0-5 years (Health Visiting and Family Nurse Partnership) with a supplier, it being noted that the authority to enter into a contract has been delegated to the relevant Portfolio Holders, the Director of Public Health and Executive Director of Strategic Commissioning by way of an urgent decision taken in accordance with Cabinet Procedure Rule 53.

3. Reasons for Recommendation

- 3.1 Due to the new timeline there is no longer a need for NHS England to enter into a contract with a proposed supplier for 0 – 5 years (Health Visiting and Family Nurse Partnership) and instead the Council will be directly awarding and entering into a contract for 0 – 5 years (Health Visiting and Family Nurse Partnership) directly with a supplier.
- 3.2 The Cabinet report on the 11 February 2015 asked Cabinet to note that the contract would be awarded to NHS England and then novated to the Council. However due to the change in circumstances a revised decision is required so that the Council can enter into the contract directly with the supplier.
- 3.3 In order for the new timeline to be achieved the Cabinet Procedure Rule No. 53: 'Urgent Decision' was taken and the required Officers and Cabinet Members took the decision to approve delegated authority.

4.0 Wards Affected

- 4.1 All

5.0 Local Ward Members

- 5.1 All

6.0 Policy Implications

6.1 No further policy implications

7.0 Implications for Rural Communities

7.1 No further implications

8.0 Financial Implications

8.1 The affordability implications of these revised arrangements can be accommodated within the resources available within the ring-fenced Public Health budget for 2015/16.

9.0 Legal Implications

9.1 The 0-5 years services contract was to be in the name of NHS England and then transferred to the Council in October 2015 (when responsibility for the services transfers). The contract will now be entered into directly with the supplier, which will avoid the need for an administrative process following contract award, and enable the contractual relationship to be formed directly with the supplier from the outset.

10.0 Risk Management

10.1 No further risk associated with this decision

11.0 Background and Options

11.1 A Cabinet Decision was made on 11 February 2015 to procure the 0-19 Healthy Child Programme (see appendix below for report and decision) and decisions were made to enter into two contracts directly with providers (for 5-19 School Nursing and Breastfeeding services).

11.2 This report is to inform Cabinet that permission to enable the 0-5 (Health Visiting) contract to be awarded to the supplier directly by the Council on 1st October 2015 has been made through the Urgent Decision Process.

11.3 The procurement process has begun with a new timeline and it is no longer necessary for NHS England to hold the 0-5 contract, as the process will be completed so as to enable all three contracts to be entered into by the Council with a commencement date of 1st October 2015.

11.4 There are no alternative options as the Council has a statutory obligation to provide these services from 1st October 2015 in accordance with the Health and Social Care Act 2012.

12.0 Access to Information

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

Name: Jane Branson
Designation: Assistant Director of Public Health
Tel. No 01270 685795
Email: Jane.branson@cheshireeast.gov.uk

Appendix

Cabinet Paper 11 February 2015 pages 439 - 449

<http://moderngov.cheshireeast.gov.uk/ecminutes/documents/g5227/Public%20reports%20pack%2011th-Feb-2015%2014.00%20Cabinet.pdf?T=10>

Cabinet Minutes 11 February 2015

<http://moderngov.cheshireeast.gov.uk/ecminutes/documents/g5227/Printed%20minutes%2011th-Feb-2015%2014.00%20Cabinet.pdf?T=1>

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting: 30th June 2015

Report of: Executive Director for Economic Growth and Prosperity

Subject/Title: Macclesfield Town Centre Regeneration

Portfolio Holder: Cllr Don Stockton, Regeneration and Assets

1.0 Report Summary

- 1.1. Macclesfield Town Centre is the heart of the Borough's second largest town and the importance of ensuring its vitality and attractiveness is embedded in many key corporate policies.
- 1.3. Proposals for the regeneration of the town centre have reached a watershed moment. The longstanding Development Agreement with Wilson Bowden, inherited from Macclesfield Borough Council, is now terminated. This means the Council can now proactively engage with other potential developers to secure a fresh leisure led scheme to enhance the existing town centre offer.
- 1.4. Informal expressions of interest have already been received from the market. After consideration of the various potential delivery mechanisms summarised in the Options Appraisal at **Appendix A**, officers have identified that the best way forward to facilitate rapid delivery is to promote two alternative sites for sale, to enable consideration of all options the market can deliver.



- 1.5. Early feedback from the recently established Macclesfield Town Centre Vision Stakeholder Panel, set up to enable local stakeholders to input into plans for the town centre, indicates high levels of support for the principle of securing a sympathetic leisure led development. In terms of the location of such development, feedback from the Panel clearly supports the option to market 2 potential sites, Duke Street Car Park and Churchill Way Car Park,

to enable developers to put forward alternative scheme for either, so maximising the potential to find a scheme which fits with the wider Macclesfield Town Centre Vision.



1.6 Following the announcement by the Leader at April Cabinet that the Council would consider offering free car parking within the town centre boundary, the Stakeholder Panel has already begun to review the boundary to inform how a new car parking strategy could be developed and to define the area of focus for regeneration efforts. Early indications show support for some degree of controlled free parking within the town centre boundary with restrictions to prevent free spaces being taken up by all day commuter parking which could damage efforts to regenerate the town centre.

1.7 Cabinet are now asked to endorse the work undertaken by officers to date to progress alternative regeneration proposals for Macclesfield Town Centre and to agree to delegate authority to officers and to Portfolio Holders going forward to enable delivery of a leisure led proposal as rapidly as practicable.

2.0 Recommendations

2.1 Cabinet is recommended to:

2.1.1 Endorse the termination of the Macclesfield Town Centre Development Agreement of 2007 (as amended in 2011) between Cheshire East Council, Wilson Bowden Developments Limited and Barratt Developments Plc;

2.1.2 Authorise the Executive Director of Economic Growth and Prosperity to withdraw the Cheshire East Council (Churchill Way, Macclesfield) Compulsory Purchase Order (CPO) 2014;

2.1.3 Endorse the proposal to press ahead with securing a leisure led development for the town centre, authorising officers to take all necessary actions to facilitate and secure the sale of an appropriate parcel of Council owned land within the area of the stalled Silk Street

development to enable the accelerated delivery of a leisure focused development, including (but not restricted to):

- a. Taking any measures necessary to reprovide for any market traders using Churchill Way car park
- b. Taking necessary measures to amend the Macclesfield Off Street Parking Places Order 2008 (or any replacement order) to enable either Duke Street car park or Churchill Way car park to be released for development dependent on the granting of planning permission for redevelopment of that car park for a leisure led regenerative development;
- c. Marketing both Churchill Way car park and and Duke Street car park for sale for a regenerative leisure led development to maximise potential opportunities;
- d. Authorising acquisition of any appropriate associated remaining freehold and leasehold interests relating to the Churchill Way or Duke Street car park sites to enable delivery of a leisure scheme, within approved budgets including taking necessary measures to agree confirmation of a 'lift and shift' agreement for accommodation of the electricity sub-station on the Churchill Way car park site;

2.1.4 Grant delegated authority to the Executive Director of Economic Growth and Prosperity in consultation with the Portfolio Holders for Macclesfield, Regeneration and Assets and Finance and Assets, and the Chief Operating Officer and Head of Legal Services, to authorise the sale of either site for the most advantageous scheme which emerges from the marketing process.

3.0 Reasons for Recommendations

- 3.1 The endorsement of the termination of the development agreement sends a clear message to potential future investors that the Council's partnership with Wilson Bowden has ended, and signals the start of a new era where all potential developers wishing to engage with the Council will be welcomed and considered on a level playing field.
- 3.2 The CPO is only justified if necessary to deliver a viable scheme which requires the full extent of the land set out in the draft Order. Since the viability of the wider Silk Street proposal can no longer be demonstrated, to continue pursuing the CPO application is therefore unjustified and its withdrawal should be pursued.
- 3.3 A land sale with covenants is deemed the most appropriate and effective route to ensuring the speedy delivery of a development on the site.

3.4 The Council has made a commitment to listening to the people of Macclesfield. The decision to consider potential schemes for either Duke Street car park or Churchill Way car park is clear evidence of the Council responding to stakeholders views.

4.0 Wards Affected

4.1 Macclesfield Central Ward.

5.0 Local Ward Members

5.1 Cllr. Beverley Dooley and Cllr. Janet Jackson.

6.0 Policy Implications

6.1 Progressing leisure development within the town centre aligns with the policies of the emerging Cheshire East Local Plan Strategy which encourages the maximisation of assets and leisure development within Macclesfield town centre.

6.2 Progressing leisure development in the town centre is also complementary to the following corporate policies:

- Ambition for All: Sustainable Communities Strategy 2010-2025
Priority 2 *Creating conditions for business growth*
- Ambition for All: Sustainable Communities Strategy 2010-2025
Priority 3 *Unlocking the Potential of our Towns.*
- Cheshire East Corporate Plan 2013-2016
Outcome 2 *Cheshire East has a strong and resilient economy*

7.0 Implications for Rural Communities

7.1 Macclesfield town centre serves a considerable rural catchment. Provision of a new leisure based development will benefit rural communities currently forced to travel considerable distances for many leisure activities. Development of a leisure scheme will also offer potential employment opportunities for those in the rural areas surrounding Macclesfield as well as those residing within the town itself.

8.0 Financial Implications

8.1 The termination of the Development Agreement results from a change in market circumstances outside the control of either the Council or Wilson Bowden. Wilson Bowden have agreed that in these circumstances there should be no claim for costs by either party.

8.2 There may be risks associated with the withdrawal of the CPO but these will be dealt with on a case by case basis.

- 8.3 Costs associated with the land deal route to delivery would initially be limited to marketing and advisory services, with development costs being the responsibility of the developer. Until the market has been thoroughly tested likely receipts from any sale are currently unclear.
- 8.4 If additional financing is required to support the delivery of the leisure development a business case will be developed and reported to Members for appropriate approval.

9.0 Legal Implications

- 9.1 Because the Development Agreement has fallen it is necessary to withdraw the CPO application as the CPO was based on and came into being only to ensure the ability to deliver the project envisaged in the Development Agreement.
- 9.2 Various legal procedures will have to be followed following on from decisions made, such as potentially making, removing or amending Traffic and/or Parking Orders, all of which will be subject to the appropriate reporting processes. Consideration will have to be given to the needs and requirements of Statutory Undertakers and again agreements relating to such needs will have to be the subject of appropriate permissions at the relevant time.
- 9.3 As for the land acquisitions and disposal mentioned in this report, 'the land transactions', a general background can be given as to the powers available, and more clarity can be given when a decision has been made:
 - 9.3.1 The Localism Act 2011 introduced the General Power of Competence, which allows the Council to do anything an individual can do, provided it is not prohibited by other legislation. These powers have replaced the previous wellbeing powers, however, the use of these powers must be in support of a reasonable and accountable decision made in line with public law principles.
 - 9.3.2 The General Disposal Consent 2003 authorises the disposal of land for 7 years or more at less than best consideration if the undervalue is £2million or less, if the undervalue is higher than £2million consent to the disposal is required from the Secretary of State. The value will be determined at the time of sale or lease.
 - 9.3.3 The Council has the power to grant a lease of the land pursuant to s123 of The Local Government Act 1972 subject to any disposal for 7 years or more being at the best consideration that can reasonably be obtained.
- 9.4 Notwithstanding the above powers, the Council has a fiduciary duty to the taxpayers and must fulfil this duty in a way which is accountable to local people.

- 9.5 All disposals must comply with the European Commission's State Aid rules. When disposing of land at less than best consideration the Council is providing a subsidy to the occupier of the land. In such cases the Council must ensure that the nature and the amount of the subsidy complies with State Aid rules, as failure to comply means that the aid is unlawful and may result in the benefit being recovered with interest from the recipient. If the 'recipient' receives less than approximately £144,742.45 (as at 11/06/2015 rates- 200,000 Euros) in State Aid over a 3 year period then the De Minimis Regulation will apply (small amounts of aid are unlikely to distort competition).
- 9.6 Acquisitions will also be subject to similar means of accountability to include best value being obtained, State Aid considerations, and in some transactions the complexity may involve procurement consideration under the procurement legislation. In addition each transaction will require the application of the Council's contract procedure rules, and for due diligence information/material, depending on each particular set of circumstances.
- 9.7 Relevant consideration will be given to the legal implications for each transaction and to the level of authority required under the Constitution as and when arising.

10.0 Risk Management

- 10.1 The underlying risk associated is of costs incurred in marketing resulting in limited market interest but this is deemed low risk considering interest already shown from potential developers.
- 10.2 Under the land deal route there is less control over output than from other routes, although the risk of inappropriate development is controllable via covenants and the planning system.

11.0 Background and Options

- 11.1 Macclesfield Town Centre is the heart of the Borough's second largest town and the importance of ensuring its vitality and attractiveness has long been recognised by the Council.
- 11.2 In 2005 Macclesfield Borough Council selected Wilson Bowden Developments as their Development Partner to deliver a regenerative town centre development on surface car parks within the town centre, entering into a Development Agreement with them in 2007. Cheshire East Council inherited that agreement, which was varied in 2011 to allow a reduced scale scheme for a department store, around 19 additional retail units, cinema, restaurants and public realm works. That scheme later became known as the 'Silk Street' proposal.
- 11.3 Earlier this year Wilson Bowden informed the Council that Debenhams, the anchor store for their development, had pulled out. In response, the Council announced its continued commitment to regenerating Macclesfield town

centre as a vibrant and vital hub which local residents and businesses can be proud of. The Council confirmed additional resources would be dedicated to progressing regeneration of the town centre and property expert Nick Hynes was appointed to both advise the Council on the best route to delivering regenerative development, and to Chair an advisory board made up of local stakeholders to help inform the regeneration programme for Macclesfield.

- 11.4 The Council also obtained a 6 month adjournment of the CPO public inquiry associated with the Silk Street scheme to give the Council and Wilson Bowden the opportunity to work together to explore alternative options to secure an anchor retail tenant. On 21st April, Cabinet empowered the advisory board, (Macclesfield Town Centre Vision Stakeholder Panel), to investigate options for accelerating the delivery of a leisure scheme for the town centre, and to capture the views of the local community regarding the ambitions and aspirations for the town centre.
- 11.5 Two meetings of the newly formed Macclesfield Town Centre Vision Stakeholder Panel have now been held. Early feedback from the Panel indicates general high levels of support for the principle of securing a leisure led development within the town centre, the general view being that a leisure development such as a cinema with restaurants would in itself be likely to significantly increase footfall, enhance the twilight and night time economy and be significantly beneficial to the vitality of the town centre. Feedback has also suggested local people would welcome an opportunity to reconsider the quantum of any additional retail floor space in the town centre given the continued rise in internet retailing, the continued draw of the largest retail destinations and increasing awareness of the need for a revised view of the role of town centres where community, leisure, culture and residential uses play a much larger part with retail becoming less dominant. The general view from the Stakeholder Panel on the retail element of the Silk Street scheme is that it was designed for a market that has moved on considerably in recent years and, if the opportunity arises to reconsider it, whilst a leisure scheme is progressed, this should absolutely be taken and would be welcomed.
- 11.6 Since Cabinet was last updated, a number of options to enable delivery of a leisure led development on part of the site have been explored including:
- Variation of/new Development Agreement with Wilson Bowden;
 - Direct delivery of a leisure led scheme by the Council;
 - Offering land to sale to developers for a leisure led development;
 - Appointment of a Development Manager to deliver scheme;
 - Appointment of a new Development Partner;
 - Agreeing Special Purchaser status for one potential bidder.

The pros and cons of each option are set out in **Appendix A**.

- 11.7 Any developer of a leisure led scheme would require a new planning permission and there is no advantage in planning terms in seeking to guide

any leisure scheme to the Churchill Way car park. Both sites are allocated for development in the adopted Local Plan. Discussions with the Macclesfield Town Centre Stakeholder Panel have indicated both sites should be put out to the market as potentially available for a leisure led scheme, allowing the widest possible chance for the Council to attract the best leisure led scheme the market can offer.

- 11.8 With regard to the CPO associated with the Silk Street proposal, the land covered by the CPO would only be required for delivery of the wider Silk Street scheme. The Council owns sufficient land on either Churchill Way or Duke Street for a leisure led scheme. Wilson Bowden's decision not to seek a replacement anchor and not to continue pursuing the delivery of the wider scheme, severely undermines the ability to demonstrate the viability of the wider scheme as would be required to gain confirmation of the CPO. If there is no potential scheme in place which necessitates the compulsory purchase of those interests as listed in the CPO, the CPO should be withdrawn as to do otherwise could be an abuse of CPO powers.
- 11.9 In addition, as long as the CPO remains, conflicting messages are being given regarding the Council's intentions for the site. It is important that prospective developers and indeed those considering investing in the town centre more generally, know the Council has a clear plan for delivery of regenerative development in the town centre so that they can make informed decisions. Uncertainty is not conducive to encouraging investment.
- 11.10 It is therefore important that the CPO is withdrawn and the Council's intention to market land within the area affected for a leisure led scheme is confirmed.
- 11.11 It is also considered important to ensure that in addition, proposals for the remainder of the former Silk Street site, not required to deliver the leisure development are progressed such that they can be mapped out and made public. A clear evidence base including data on car parking capacity, retail capacity, interest from developers in bringing forward schemes for a variety of suitable land uses, as well as the views of the Macclesfield Town Centre Vision Stakeholder Panel, needs to be clearly established in the first instance. Following on from this baseline work a Regeneration Strategy/Development Framework with a proactive plan for delivery can then be developed for the town centre in consultation with the Council's Planning officers.

12.0 Access to Information

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

Name: Jo Wise
Designation: Project Director for Macclesfield Regeneration
Tel No: 01625 383735
Email: jo.wise@cheshireeast.gov.uk

Delivering a Leisure Development for Macclesfield Town Centre

Options Appraisal

A number of options to enable delivery of a leisure led development on part of the site have been explored including:

- (I) Variation of/new Development Agreement with Wilson Bowden;
- (II) Direct delivery of a leisure led scheme by the Council;
- (III) Offering land for sale to developers for a leisure led development;
- (IV) Appointment of a Development Manager to deliver scheme;
- (V) Appointment of a new Development Partner;
- (VI) Agreeing Special Purchaser status for one potential bidder.

A summary of the issues taken into account for each as identified by officers with assistance from an external consultant is set out below. Option (III) has been identified as the recommended route forward. Option (I), seeking continuation of an agreement with Wilson Bowden as a development partner to deliver the leisure element of their approved scheme only was considered but has been ruled out for the reasons set out below. The other Options could potentially be pursued but are considered by officers to be overall less advantageous in this particular instance than the recommended Option (III).

Option (I)

Variation of/new Development Agreement with Wilson Bowden

The option of either varying the Development Agreement between the Council and Wilson Bowden or making a direct award of contract under a replacement Development Agreement to enable the delivery of the leisure element of the Silk Street scheme only was considered but has been discounted given the significant risks posed by such an option.

The potential benefits of such an option are linked to the fact that existing agreements for lease are in place between Wilson Bowden and Cineworld and a number of restaurant operators. However these leases are predicated on the delivery of the wider scheme and would require revision. In addition, although the Wilson Bowden Silk Street scheme has planning permission, given that the existing planning permission for the cinema is conditional on numerous conditions and a legal agreement both of which are linked to the delivery of the wider scheme, Wilson Bowden could not realistically look to rely on the existing planning permission for delivery of the cinema only. This being the case, there is little or no advantage in planning terms in retaining an exclusive relationship with Wilson Bowden.

Even more critically, Public Contracts Regulations 2015 would only allow variations of the existing agreement which did not amount to a material change. A significant number of pre-conditions within the Development Agreement were linked to the wider scheme and any variation to allow delivery of the leisure element of the wider scheme only would result in a materially different contract. Similarly, to justify the direct award of a new contract to Wilson Bowden, the Council would need to prove that only they can provide the relevant services. It is not considered that this can in any way be reasonably argued in this instance. These options would therefore expose the Council to significant risk of legal challenge which could result in the varied or replacement agreement being deemed ineffective, the Council paying damages to the successful complainant and the project being significantly delayed.

Furthermore, early feedback from the Macclesfield Town Centre Vision Stakeholder Panel indicates seeking to continue to retain a contractual relationship with Wilson Bowden rather than looking for alternative schemes and developers would be unpopular locally.

This option should therefore be ruled out because legal advice suggests the need to formally and transparently tender the opportunity means that significant risks of legal challenge would exist if looking to pursue this option.

Option (II)

Direct delivery of leisure led scheme by the Council

With this option the Council would take direct control of delivery of a cinema/leisure development project managing the entire process. This would involve being responsible for managing the design, tenancies, planning application and contracts to build.

This option would require the Council funding the development. Whilst this creates higher financial risk for the Council, the Council securing funding up front could provide confidence to potential tenants of the schemes likely delivery.

Given the specialist nature of cinema development there are issues with lack of relevant experience and capacity within the Council to project manage a niche leisure development scheme. There is therefore considered to be substantial risk of unforeseen hurdles resulting in non-delivery. Given the scale and nature of this risk, and the threat that further lack of delivery poses for the health of the town centre, this option is not therefore recommended.

Option (III)

Offering land to sale to developers for a leisure led development

Under this option a suitable parcel of CEC land within the wider site would be marketed with a view to giving all potential developers interested in developing a leisure led scheme the opportunity to put forward a scheme for consideration by the Council. The best all round option, having regard to fit with the wider Town Centre Vision, public opinion, and price, would be chosen and a sale progressed with the successful bidder.

Control over the development of the site could be secured for example using Section 33 of the Local Government (Miscellaneous Provisions) Act 1982, which allows positive covenants to be placed on sites when sold. Alternatively a staggered sale route could be considered requiring a longer two stage sale process but potentially allowing greater control for the Council over the use of the land. Further influence over the form of the development can of course also be secured via the planning process.

This option allows value for money to be transparently considered as part of this process and Wilson Bowden would be able to bid for the site alongside other interested parties.

The timescale from placement of advert to appointment of developer could potentially be achieved in around a three month period via this route. A preferred developer could be chosen having regard to a wide range of factors such as technical ability and innovation alongside price.

This option is suggested as the best compromise route retaining relative speed of appointment of developer, low risk of legal challenge and allowing consideration of new ideas put forward by other developers.

Option (IV)

Appointment of a Development Manager to deliver scheme

Under this option the Council would seek an external Development Manager to deliver a leisure scheme for a fee. Whilst there is the potential for costs to be less if procuring a Development Manager and a contractor rather than only a Developer (as per option v), the costs of the development for the Council under this option are unclear, since the appointed Development Manager would need to procure a contractor.

As the cost of delivery of a cinema and restaurant offer is understood to be in the order of £15M, based on normal development management fees it is likely the value of the contract with a development manager would exceed the thresholds that require a compliant procurement process to be undertaken pursuant to the Public Contracts Regulations 2015. The shortest timescale for undertaking an open procedure is three months. Realistically it would be likely to take in the order of 5 months to appoint the Development Manager following which the scheme design, tenant packages, and cost plan would all need to be detailed and actioned prior to progression to any contractor being appointed. There is a risk that this process may be viewed as onerous and off putting to developers.

Having considered the likely timescales, financial implications, risks and costs it is recommended that this option is not put forward as the recommended option.

Option (V)

Appointment of a new Development Partner

Under this option the Council would appoint a new development partner to deliver a leisure scheme with the developer carrying the financial risk.

Again, the Council would need to undertake a compliant procedure process undertaken pursuant to the Public Contracts Regulations 2015. The likely timetable for delivery would be dependent on the OJEU process undertaken, but could be in the order of 15 months to start on site. Whilst this option carries low risk of challenge the tendering requirements for a public contract can be off putting for developers as it is considered to be time consuming and costly and may therefore limit or remove interested parties.

Having considered the likely timescales, financial implications, risks and costs it is recommended that this option is not put forward as the recommended option.

Option (VI)

Agreeing Special Purchaser status for one potential bidder

As set out under Option (i), it is not considered that Wilson Bowden could currently be classed as the only contractor able to deliver the desired scheme. There is however the possibility that a potential bidder could come forward making a case that they are in a unique position to deliver a development with such social, economic and other benefits that they should be treated as a special purchaser such that the land did not need to be offered for sale to others.

Should this happen, before pursuing this option the Council has been advised that it would be wise to carry out market testing to reduce risk of challenge and also to ensure independent valuations are undertaken to determine pricing transparency. Taking this route would be dependent on a developer coming forward and proving the case for Special Purchaser status. Should this occur delivery could potentially commence in as little as 10 months.

Having considered the likely timescales, financial implications, risks and costs, it is recommended that should a developer come forward and prove a case for Special Purchaser status this could be an alternative option to the land sale route set out under Option (iii), but that the Council should proceed with marketing the site as set out under Option (iii), reconsidering the position should a bidder come forward and suggest they should be treated as a special purchaser

CHESHIRE EAST COUNCIL

Cabinet

Date of Meeting:	30 th June 2015
Report of:	Executive Director for Economic Growth and Prosperity
Subject/Title:	Alderley Park Development Framework
Portfolio Holder:	Cllr Don Stockton, Portfolio Holder for Regeneration and Assets

1.0 Report Summary

- 1.1 Alderley Park is a major employment site of strategic importance to the economy of the Borough and a key element of the North West Life Science ecosystem.
- 1.2 After the announcement of the planned withdrawal of Astra Zeneca's R&D staff from the site, Cabinet endorsed a vision for the site as set out in the Alderley Park Prospectus which outlined the site transforming from a single occupier site to a cluster of life science businesses continuing to complement and support life science facilities across the wider region. Following this in March 2014, the Alderley Park site was purchased by Manchester Science Partnerships with Cheshire East Council purchasing a 10% stake in the Special Purpose Vehicle for Alderley Park as well as a 3% stake in Manchester Science Partnerships.
- 1.3 It is critical that work is undertaken to remodel the site without delay so that talent and skills associated with AstraZeneca can be redeployed on site before becoming dissipated and to ensure that the world class facilities on site are maintained and do not become obsolete. Following initial viability work, Manchester Science Partnerships have suggested there is a need to sell parts of the site for high value uses to release funds to enable the necessary early site remodeling. The need for guidance to be provided to help steer an appropriate form of such development has been recognized and to this end on 6th January 2015, Cabinet approved the consultation draft of the Alderley Park Development Framework and agreed proposals for a six-week programme of public consultation.



1.4 The consultation ran between the 30th January and 13th March, during which representations were received from 72 parties. A summary of representations submitted in response to that consultation is set out in the table at the end of the attached **Statement of Consultation (Appendix C)**. The majority of representations relate to the following issues:

- General strong support for the Life Science Park focus to retain opportunities for skilled employment;
- General support for increased public access through/ within the site with linkages to existing recreational routes in the locality;
- Concerns over the possibility of losses of sports facilities;
- The extent of complementary uses which could be developed;
- Mixed views regarding housing proposals but general concern to ensure quantum of any new housing is no more than is absolutely needed to ensure the viability of the life science park, together with specific objections to housing in certain locations, particularly adjacent to the Mere and visible from Congleton Road. Mixed views expressed regarding affordable housing provision and housing types;
- General view that high quality development must be ensured and the character of the area protected. Concern that the proposal could harm the openness of the Green Belt and views that extent of Previously Developed Land is overly inclusive of open areas;
- Concern that heritage assets and character, biodiversity and the natural environment of the site and local area are protected;
- Concerns regarding potential impact on local services, facilities, and infrastructure, including highways.
- Concerns regarding the potential conflict of interest between the Council as Local Planning Authority and the Council having a commercial interest in the site with suggestions that the Framework should be referred to the Secretary of State rather than being approved by the Council.

1.5 All comments have been considered by officers and a number of amendments have been made to the draft Framework to reflect the views demonstrated through the public consultation period. The table at Appendix E of the attached Statement of Consultation summarises how changes have been made in response to specific issues raised.

1.6 The most significant changes are considered to be:

- The Masterplan has been significantly adapted as shown in **Appendix A**. Mereside car park, although previously developed land, is no longer suggested as an area where housing could be considered suitable. This is because the consultation responses brought to officers' attention that the planning permission which had been granted for this area was only temporary and has expired. Thus whilst the area is previously developed land, this is only by virtue of the fact that conditions on the temporary planning permission requiring its removal have not been complied with. Officers therefore feel it is no longer appropriate to include this as a potential housing area but rather have amended the Masterplan to indicate the area restored to farmland unless it is satisfactorily demonstrated through a formal planning application, that very special circumstances exist to justify its continued temporary retention for parking.
- A second area identified as previously developed land immediately adjacent to Congleton Road towards the south of the site (south of the main cricket pitch) is also no longer suggested as potentially suitable for housing given the many representations raised regarding the desirability of retaining a rural character to the locality and the visual prominence of this part of the site.
- Additional text has been added to clarify the fact that any planning application proposing development of housing in areas where it would normally be considered inappropriate in Green Belt policy terms will need to demonstrate 'very special circumstances' at planning application stage in the normal way supported by detailed viability and business modelling reports.
- Further emphasis has been placed on design quality and ensuring the historic parkland landscape is valued as a key feature with proper provision made for its maintenance going forward.
- Further guidance has been given on potential leisure routes and the opportunity to complement and link with other heritage landscapes and properties in the locality such as the National Trust owned Nether Alderley Mill and Alderley Edge.

1.7 A final version of the Framework document can be found at **Appendix B**, where all changes to the draft version are highlighted in red for convenience.

2.0 Recommendations

2.1 Cabinet is recommended to:

- a) Approve the revised version of the Development Framework appended and endorse its use as a material consideration when determining future planning applications on the site as part of the Development Management process.

- b) Approve the formal withdrawal of the existing now outdated Alderley Park Planning Brief of 1999 as a Supplementary Planning Document.

3.0 Reasons for Recommendations

- 3.1 AstraZeneca's withdrawal from the Alderley Park site creates a need for investment before the adoption of the Cheshire East Local Plan Strategy. It is critical that work is undertaken to remodel the site without delay so that talent and skills associated with AstraZeneca can be redeployed on site before becoming dissipated and to ensure that the world class facilities on site are maintained and do not become obsolete. The current adopted local plan presumes continued occupation and growth by AstraZeneca on the site. It is considered important, in the interests of assisting the rapid and appropriate re-functioning of the site, that the Council therefore gives a clear picture of how the new site owners may interpret planning policy in light of the changed site circumstances. Thus the Alderley Park Development Framework is required to act as a planning guidance document to assist the site owners and potential investors in understanding the planning policy situation as viewed by the Council in light of significant changed circumstances at the site.
- 3.2 Following a six week public consultation process, a number of amendments have been made to the draft Development Framework to reflect issues raised by stakeholders. Given the pace of AstraZeneca's withdrawal from the site and the freeing-up of space for investment in addition to delays with the adoption of the Local Plan, it is recommended that the Framework be approved for use as a material consideration when determining any planning applications for the site.
- 3.3 Although there is an existing Planning Brief for this site, adopted by Macclesfield Borough Council as Supplementary Planning Guidance in 1999, this is predicated on the assumption that AstraZeneca would continue to occupy and develop this site, and is therefore unsuitable given AstraZeneca's withdrawal from the site.

4.0 Wards Affected

- 4.1 The Alderley Park site is part located in the wards of Chelford and Prestbury.

5.0 Local Ward Members

- 5.1.1 Cllr George Walton (Chelford) and Cllr Paul Findlow (Prestbury)

6.0 Policy Implications

- 6.1 The Framework is fully aligned with Policy CS29 in the Submission Draft of the Local Plan Strategy whilst still taking full account of current adopted local planning policy and the NPPF. The Framework is also cognisant of the vision and parameters set out in the Alderley Park Development Prospectus and is considered to be aligned to the Government's Strategy for UK Life Sciences.

6.2 The Framework is also complementary to the following corporate policies

- 'Ambition for All: Sustainable Communities Strategy 2010-2025' – *Priority 2 Create conditions for business growth, harness emerging growth opportunities and create a climate attractive to business investment.*
- 'Cheshire East Corporate Plan 2013-2016' – *Outcome 2 Cheshire East has a strong and resilient local economy. Priority 1 – investment to support business growth.*

6.3 Notwithstanding the current situation, as set out in paragraphs 6.1 and 6.2 above, the Local Plan Strategy was submitted to the Secretary of State for Communities and Local Government on 20th May 2014 and is currently undergoing an independent examination. As it may be necessary to make changes in order to make the Local Plan Strategy 'sound', there is a possibility that such changes may have an impact on policy alignment.

7.0 Implications for Rural Communities

7.1 The location of Alderley Park, within the Prestbury and Chelford wards, means that a successful and sustainable future for the site is of benefit to the rural communities in the area in terms of job creation and retention.

8.0 Financial Implications

8.1 Cabinet members will be aware that the Council has a financial interest in this site. Whilst there are considered to be no direct financial implications for the Council in endorsing this document for use in Development Management given that it seeks to provide guidance rather than change policy, Cabinet Members should ensure no weight is given to the fact that the Council has a commercial interest in this site when determining the acceptability of the Framework as a planning guidance document. To give any weight to this matter would be contrary to the Council's constitution. Final production of the Development Framework will be managed from within existing resources.

9.0 Legal Implications

9.1 There are no identified legal implications for the Council in adopting this document for use in Development Management.

10.0 Risk Management

10.1 Not having any Framework in place could leave potential developers, investors and occupiers without a clear understanding of the planning framework and expectations of the Council as Local Planning Authority for this site. This could hinder the submission and smooth determination of planning applications potentially increasing developer's costs leading to frustration with the local planning process. This could ultimately decrease the ability of MSP

to provide suitable space for new start-up companies in an appropriate timescale and subsequent loss of skills and employment opportunities.

11.0 Background and Options

- 11.1 As a major strategic employment site within the borough, Alderley Park is of key importance to the local economy and plays a pivotal role in the wider North West science ecosystem.
- 11.2 Following the successful sale of the site, AstraZeneca are currently in the process of decanting the majority of their R&D activities from the site in line with their planned withdrawal by late 2016. This process is progressing at pace. Whilst this presents the new site owners with a positive opportunity to bring forward the delivery of new jobs in the areas that AstraZeneca have already vacated, it inevitably brings forward the need for investment to ensure that the world class facilities are maintained, and the site is re-modelled to be suitable for multi-occupancy.
- 11.3 Crucially, investment is needed to prevent the decline of the facilities and ensure that there is enough high quality space to offer to those former AstraZeneca staff not moving to Cambridge, so as to prevent their loss to employment opportunities elsewhere.
- 11.4 Given the decision to suspend the examination into the Local Plan Strategy, and the progress being made on the Alderley Park site, to await adoption of the Strategy before developing and adopting a Masterplan/Development Brief would not enable production of planning guidance in time to fit with the new site owners timetable for remodelling of the site.
- 11.5 Although there is an existing Planning Brief for this site, adopted by Macclesfield Borough Council as Supplementary Planning Guidance in 1999, this is predicated on the assumption that AstraZeneca would continue to occupy and develop this site, and has, therefore, become outdated by virtue of recent events.
- 11.6 A draft Development Framework was, therefore, prepared outlining the Council's expectations for development proposals at Alderley Park to aid the smooth processing of future planning applications and to guide any developer or investor considering development on the site. This was considered by Cabinet on the 6th January 2015 and approved as a consultation draft.
- 11.7 In line with the Council's Statement of Community Involvement, a 6 week period of public consultation commenced on the 30th January with the following activities undertaken:

Consultation Activity	
Draft Framework available to view in Council offices in Crewe, Sandbach and Macclesfield	30/01/15 – 13/03/15
Draft Framework available to view at libraries across the Borough	30/01/15 – 13/03/15
Draft Framework available to view on the Council's website and consultation portal	30/01/15 – 13/03/15
Public notice published on the Council's website and in local newspapers	28/01/15
Press release issued	26/01/15
Email notification sent to all those registered on the LDF database	30/01/15
Letters sent to all residents within approximate 1500m radius of the site	30/01/15
Letters and copies of the Draft Framework sent to Parish Councils in the vicinity of the site	30/01/15

11.8 In addition to this, a public drop-in event was held at Nether Alderley Parish Hall on the 11th February and was attended by over 60 local residents. A picture of the event is included in the updated attached Statement of Consultation.

11.9 A summary of representations submitted in response to the consultation is set out in the table at Appendix E in the updated attached Statement of Consultation (**Appendix C** to this report). Representations can be viewed in full at: <http://cheshireeast-consult.limehouse.co.uk/portal/planning/dfb/alderleypark>

11.10 The following gives a brief overview of responses:

- General strong support for the Life Science Park focus to retain opportunities for skilled employment;
- General support for increased public access through/ within the site with linkages to existing recreational routes in the locality;
- Concerns over the possibility of losses of sports facilities;
- The extent of complementary uses which could be developed;
- Mixed views regarding housing proposals but general concern to ensure quantum of any new housing is no more than is absolutely needed to ensure the viability of the life science park, together with specific objections to housing in certain locations, particularly adjacent to the Mere and visible from Congleton Road. Mixed views expressed regarding affordable housing provision and housing types;
- General view that high quality development must be ensured and the character of the area protected. Concern that the proposal

could harm the openness of the Green Belt and views that extent of Previously Developed Land is overly inclusive of open areas;

- Concern that heritage assets and character, biodiversity and the natural environment of the site and local area are protected;
- Concerns regarding potential impact on local services, facilities, and infrastructure, including highways.
- Concerns regarding the potential conflict of interest between the Council as Local Planning Authority and the Council having a commercial interest in the site.

11.10 All representations submitted have been considered by officers and a number of amendments have been made to the draft Framework to reflect the views demonstrated through the public consultation period. The attached version of the Framework at **Appendix B** shows all changes in red for clarity and the table in Appendix E of the attached **Statement of Consultation at Appendix C** includes a summary of changes made in response to specific representations.

The most significant changes are considered to be:

- As shown on the **revised Masterplan at Appendix A**, the Mereside car park, although previously developed land, is no longer suggested as an area where housing could be considered suitable. This is because the consultation responses brought to officers' attention that the planning permission which had been granted for this area was only temporary and has expired. Thus whilst the area is previously developed land, this is only by virtue of the fact that conditions on the temporary planning permission requiring its removal have not been complied with. Officers therefore feel it is no longer appropriate to include this as a potential housing area but rather have amended the Masterplan to indicate the area restored to farmland unless it is satisfactorily demonstrated through a formal planning application, that very special circumstances exist to justify its continued temporary retention for parking.
- A second area identified as previously developed land immediately adjacent to Congleton Road towards the south of the site (south of the main cricket pitch) is also no longer suggested as potentially suitable for housing given the many representations raised regarding the desirability of retaining a rural character to the locality and the visual prominence of this part of the site.
- Additional text has been added to clarify the fact that any planning application proposing development of housing in areas where it would normally be considered inappropriate in Green

Belt policy terms will need to demonstrate 'very special circumstances' at planning application stage in the normal way supported by detailed viability and business modelling reports.

- Further emphasis has been placed on design quality and ensuring the historic parkland landscape is valued as a key feature with proper provision made for its maintenance going forward.
- Further guidance has been given on potential leisure routes and the opportunity to complement and link with other heritage landscapes and properties in the locality such as the National Trust owned Nether Alderley Mill and Alderley Edge.

11.11 Subject to the approval of Cabinet, the updated Development Framework will be used as part of the Development Management process and will be a material consideration in the processing of any planning application for development on the site.

12.0 Access to Information

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

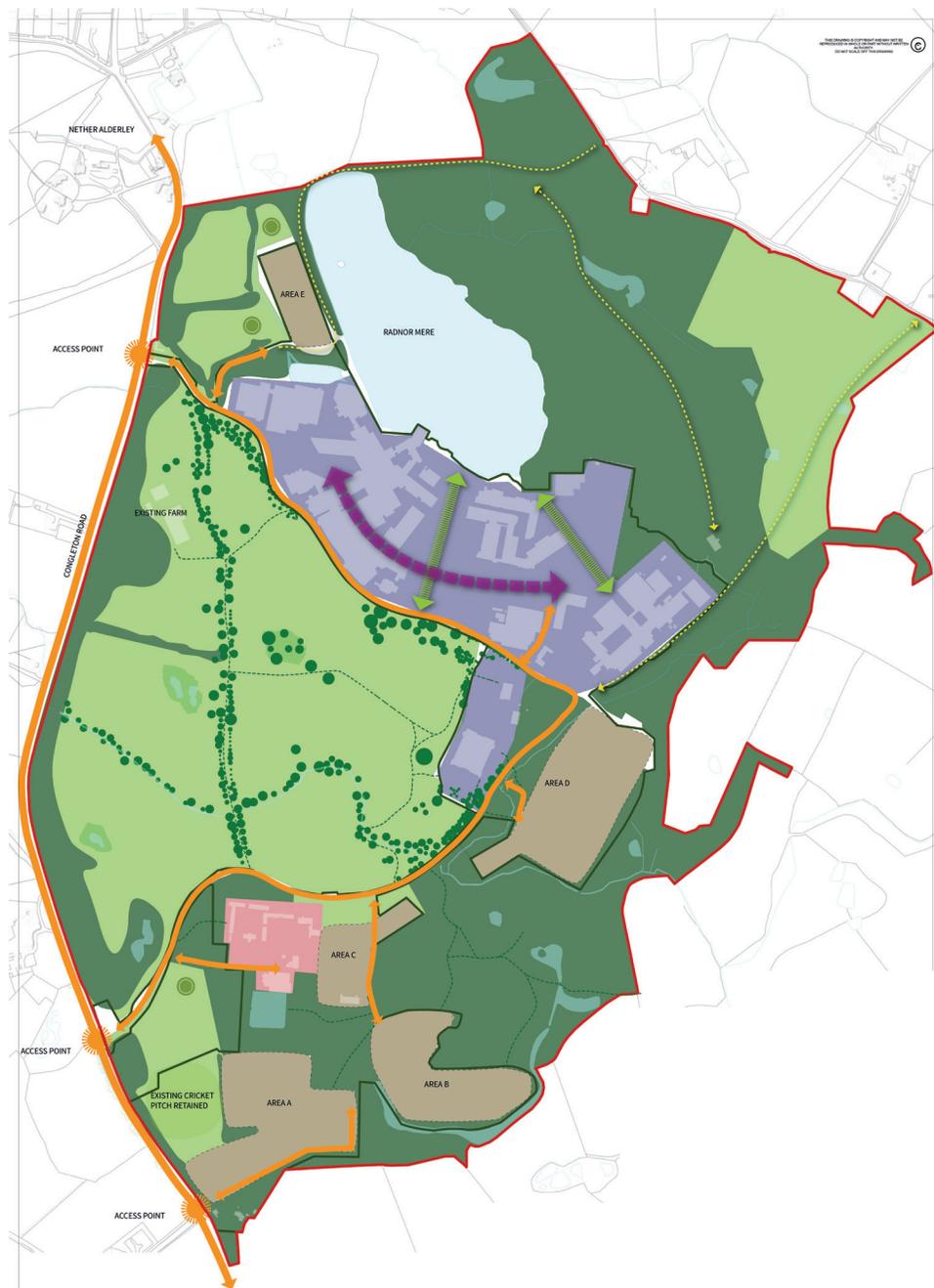
Name: Adrian Fisher
Designation: Head of Strategic and Economic Planning
Tel No: 01270 686641
Email: Adrian.fisher@cheshireeast.gov.uk

Appendix A – Masterplan changes

Appendix B – Proposed Final Alderley Park Development Framework

Appendix C - Statement of Consultation (See Appendix E of this document for a summary of representations and changes made in response)

This page is intentionally left blank



Pre-Consultation Masterplan



Post-Consultation Masterplan

Key

Site boundary	
PDL boundary	
Open space	
Woodland	
Life Science Park	
Potential residential	
Potential mixed uses	
Existing buildings retained	
Existing vehicular links	
Existing tracks	
Potential public access route	
Potential green links	
Potential central street	
Potential sports provision	

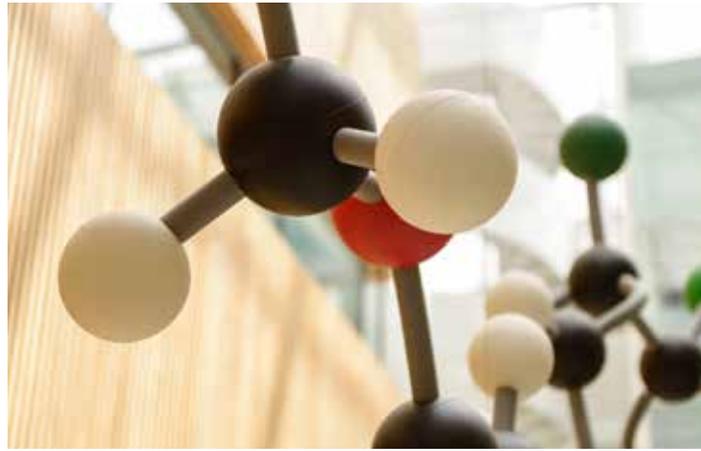
This page is intentionally left blank

Alderley Park

Development Framework







Contents

- 1 Introduction
- 2 The Site
- 3 Planning Policy
- 4 Design Guidance
- 5 Indicative Masterplan
- 6 Planning Applications
- 7 Appendices

1 Introduction

Alderley Park, a research and development site renowned for the discovery and development of innovative new medicines, is a key part of the North West Life Science Ecosystem. Opening more than 40 years ago, the site has a rich heritage of important advancements in medical treatments, including a number of anti-cancer treatments. As the lead centre for cancer research, Alderley Park currently houses the global Advanced Lead Discovery Centre, and its world class laboratories offer unique facilities for drug discovery and development.

When AstraZeneca announced its intention to transition the majority of its research and development function from this site to a new purpose-built centre in Cambridge, it was immediately recognised that the potential negative economic impacts of this decision were considerable. However, taking into account the significant growth predicted across the Life Science Sector, and the strength and uniqueness of the Alderley Park offer within that sector, it was also clear there was a potential opportunity for an exciting new future for the site. Following rapid intervention at ministerial level, senior stakeholders came together, as the Alderley Park Taskforce, to devise a strategy for the site which would sustain high value employment and investment beyond AstraZeneca's planned withdrawal.

AstraZeneca had already begun to establish a cluster of research and development life science companies on site at the BioHub. The Taskforce set out a vision for the site which would build on that BioHub model, devising a strategy to "secure a vibrant and prosperous future for Alderley Park through its transformation to an independent, self sustaining, world-class hub for life sciences, acting as an anchor for the sector in the North West."

The Taskforce commissioned a study to establish the potential future demand from the life science sector, for the world class laboratory and office space on site¹. That study indicated that whilst there would not by any means be an instant demand for all the site's facilities, with an appropriate business model, there is potential to build on the BioHub concept, re-purposing the site to offer facilities which complement existing life science resources across the region, such that Alderley Park can continue to be a key part of the growing life science sector. The Taskforce therefore produced a Development Prospectus, endorsed by Cheshire East Cabinet in January 2013, which sought to set out the vision for the site for prospective purchasers. It then worked closely with AstraZeneca to seek out a new site owner willing to invest in re-purposing the site to support this vision.

In March 2014 Manchester Science Parks, since re-branded Manchester Science Partnerships (MSP), successfully bid to acquire the site, **with Cheshire East Council acquiring a 10% ownership**. MSP have publicly confirmed their ambition to build on the BioHub concept, adapting the site's state-of-the-art research facilities to enable the development of a community of life science businesses specialising in different aspects of the drug discovery chain. AstraZeneca's phased decant of the site is progressing and the new site owners are now keen to begin the task of re-purposing the site. It is critical that work is undertaken to remodel the site for multi-occupier use quickly such that talent and skills associated with AstraZeneca can be redeployed on site before becoming dissipated and to ensure the world class facilities on site are properly maintained and do not become obsolete.

The emerging Cheshire East Local Plan Strategy (CELPS) seeks to align the local planning framework with this

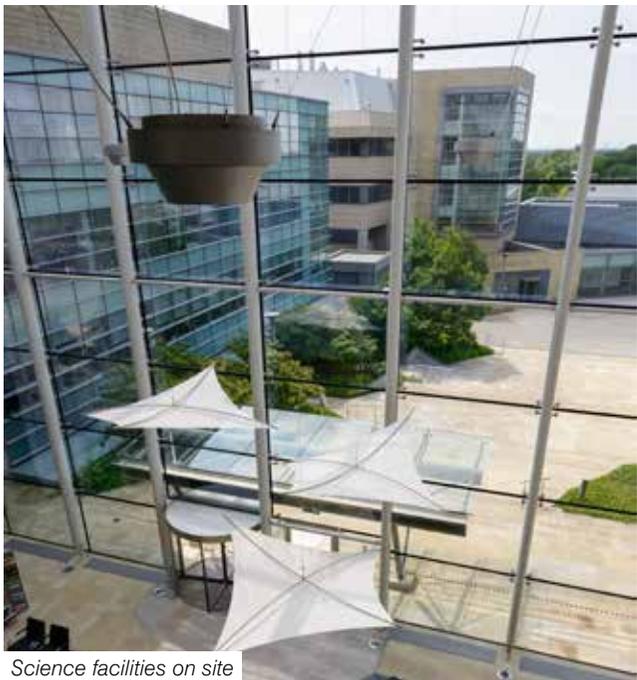
new vision for the site. It allocates Alderley Park as an 'opportunity site', seeking to promote and encourage the development of the Life Science Park whilst recognising that there is likely to be a need for a degree of flexibility regarding land uses to deliver, grow and sustain the Life Science Park vision.

Until the adoption of the CELPS, the current development plan for the area remains the Macclesfield Borough Local Plan. That plan, which dates from 2004, envisages the continued occupation of the Alderley Park site by AstraZeneca and has thus in many ways become superseded by recent events.

The National Planning Policy Framework (NPPF) encourages Local Planning Authorities to develop policy which supports and drives a sustainable economy.

This Development Framework is therefore being developed with the aim of pro-actively guiding any future development on the site having regard to the adopted and emerging development plans, national planning policy and taking into account recent events surrounding the site. It is the product of joint working between Cheshire East Council and the professional team appointed by MSP. It will be subject to public consultation in a similar way to a Supplementary Planning Document and will be reviewed by the Council following that consultation, being revised if appropriate. Once the final version has been approved by the Council it will be used as a tool to guide potential developers, investors and occupiers proposing any development on the site, and it will be a material consideration when determining planning applications.

¹ SQW, *The Impact of the disinvestment by AstraZeneca at Alderley Park, Jan/Feb 2014*



Science facilities on site



Location

The location of the Alderley Park site is shown in Figure 2.1. The park lies in the Cheshire countryside within the southern commuter belt for Manchester, approximately 13 miles as the crow flies from the city centre. The site sits within an attractive rural landscape immediately south of the rural parish of Nether Alderley, with its many listed buildings surrounding the Grade 1 listed St Mary's church and Grade II* Nether Alderley Mill. The affluent and popular village of Alderley Edge lies around 1.8 miles to the north west providing many local amenities.

Access

The park lies just off the A34 allowing access by road to Manchester International Airport in around 20 minutes and to Wilmslow in 7 minutes. From Alderley Edge railway station, Manchester city centre is accessible by train in 30 minutes and Manchester Airport in only 10 minutes. The Arriva 130 bus runs through the site between Macclesfield and Alderley Edge every half hour Monday to Friday and hourly on Saturdays. In addition, from Monday to Friday the 27A bus also passes through the site twice a day in either direction between Macclesfield and Knutsford.



Aerial photograph of Alderley Park

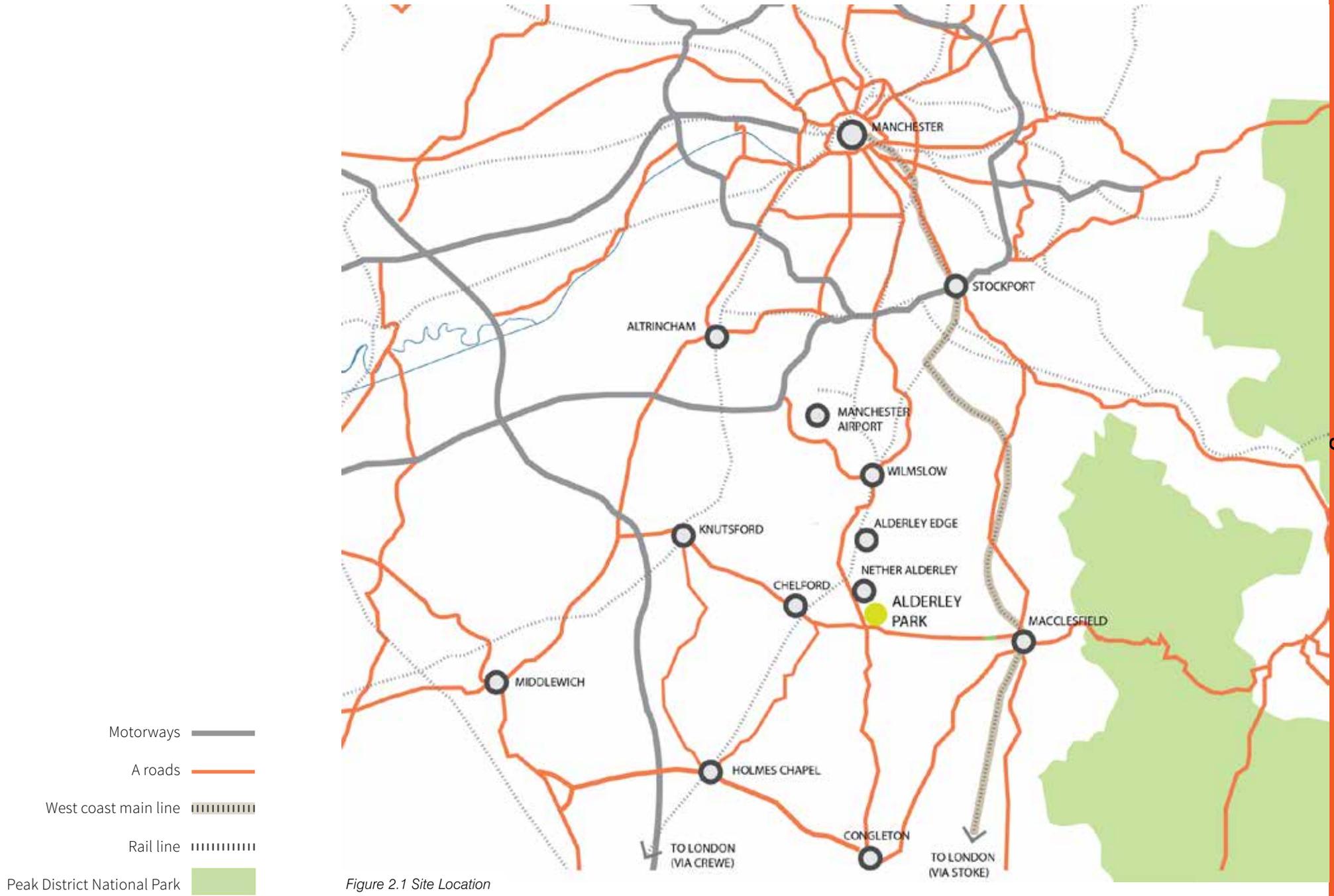


Figure 2.1 Site Location

Description

Overall the site extends to circa 160ha, rising slightly to the north east. Whilst the peripheral areas of the site are rural in character comprising undeveloped parkland, woodland and fields, once within the site, there is a significant degree of developed land including some 300,000 sqm (gross external area) of high quality and specialist laboratory, office and ancillary floorspace.

Whilst views into the site are restricted due to substantial areas of woodland, the site is located within a visually sensitive locality, with a number of heritage features, residential properties and recreational bridleways and footpaths.

The existing built development within the site falls within three distinctly identifiable character areas known as Mereside, Parklands, and South Campus as illustrated in Figure 2.2. The remainder of the site is woodland, farmland or parkland.

Mereside is the main focus of the site's state of the art chemistry and biological facilities and includes the energy centre, newly created BioHub, modern offices, a high quality conference centre, restaurant and parking for more than 2,000 cars. This zone sits alongside Radnor Mere, providing an exceptionally high quality setting.

Parklands is sited centrally within the built up area of the site and contains a modern office building together with other large scale buildings and extensive areas of surface car parking. This zone is bisected by the main site circulation road. Whilst the Parklands office building is a high quality, award winning structure, the industrial

style buildings to the east and the car parking which lies adjacent to them have been identified as unlikely to be required for the Life Science Park going forward. This area of the site, which is surrounded by woodland, thus offers scope for redevelopment if these buildings are demolished.

South Campus is that part of the site where Alderley Hall once stood prior to its demolition following a fire, in 1931. This zone contains a range of buildings including a substantial double courtyard complex of former stables, the former Ballroom (the only section of the original house still standing) and, to the east, Alderley House, a complex of office buildings originating from the 1960's, with later additions.

Closely associated with the main buildings complex within the South Campus is the former 'AZ' Sports Club, including a sports hall, associated car parking areas and formal recreation provision, including football, tennis courts and cricket pitch. Key environmental assets in this area also include the 'Serpentine', and a sunken walled garden containing formal pond built for the early nineteenth century Alderley Hall. Many other historic features associated with Alderley Hall are visible in this area of the site including the former stables, dovecote and an arboretum.

The scale of built form throughout the site is unusually varied, showing juxtaposition in scale and architectural style due to development of different uses over different eras, ranging from 4-6 storey office buildings to 2 storey historic structures.

Beyond the developed areas of the site, lie extensive areas of landscaped parkland and woodland.

The high density of mature woodland provides a strong contrast with the surrounding, more open, agricultural landscapes giving the site a strong sense of enclosure.

The west of the site is characterised by a mature parkland setting with gently undulating landscape and woodland trees, classically designed as part of The Stanley Family Estate in accordance with Repton design principles.

Radnor Mere, in the north of the site, constitutes a defining element of the landscape but is not immediately apparent and is generally screened from any primary transport routes and many estate roads.

- Mereside 
- Parklands 
- South Campus 
- Woodland, Farm and Historic Parkland 

Restaurant

Conference centre

Bio Hub

Parklands office building

Alderley House

Courtyards - former stables

Sunken Walled Garden

Arboretum

AZ sports club

The Serpentine



Figure 2.2 Character areas and key buildings

3 Planning Policy

Any planning applications for development must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Until the adoption of the Cheshire East Local Plan Strategy (CELPS), the adopted development plan covering this site remains the “saved” policies of the Macclesfield Borough Local Plan of 2004 (MBLP). This development plan identifies the site as a ‘Major Developed Site within the Green Belt’.

In March 2012, the National Planning Policy Framework (NPPF) came into effect. The MBLP saved policies are still applicable but should be weighted in planning decisions according to their degree of consistency with the NPPF.

In February 2014, Cheshire East Council resolved to approve the CELPS (Submission Version) for publication and submission to the Secretary of State. It was also resolved that this document be given weight as a material consideration for Development Management purposes with immediate effect.

In addition to these planning policy documents there are a number of supplementary documents which provide more detail on how policies in the development plan can be practically implemented as well as background evidence which is likely to be material in determining applications on this site.

Those likely to be most relevant are:

- Section 106 (Planning) Agreements SPG 2004;
- Interim Planning Statement on Affordable Housing (2011);
- CEC Employment Land Review (2012);
- CEC Economic Development Strategy (2011);
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

The saved policies from the MBLP and the emerging CELPS considered likely to be key in determining



applications for development on this site are set out in Appendix A, together with links to key relevant guidance and evidence documents.

The following section seeks to provide an outline of the likely key planning considerations for development proposals on this site. It is not intended as a comprehensive account of relevant planning policy and developers are advised to consider all the detailed requirements in the policies set out in Appendix A.

Land Use Policies

The MBLP identifies Alderley Park site as a major pharmaceutical R&D site and envisages continued occupation by AstraZeneca. Policy EC1 of the MBLP plan sets out that existing employment areas will normally be retained for employment purposes. However, in light of AstraZeneca's decision to remove their R&D function, this policy needs to be considered against the advice in the NPPF which states *'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'*

The existing building stock at Mereside, is highly specialist and of exceptional quality, making it ideally suited for reoccupation by companies within the life science sector, as the success to date of the BioHub demonstrates. **As set out on page 4, the vision for the site is for it to become a self-sustaining world class hub for Life Sciences. Development proposals which support Life Science focussed uses¹, which align with both current and emerging local plan policy are therefore particularly encouraged by the Council.** Demand for life science floorspace is likely, at least in the short to medium term, to be less than the current floorspace on site. The demand study commissioned by the Taskforce, appears, based on recent uptake at the BioHub, to have

been underestimated². However, even based on the more optimistic estimates of the new owners, assuming Mereside is retained as the focus for life science activity, opportunities will exist to demolish surplus floorspace and redevelop parts of the site without prejudicing the establishment or longer term growth of the desired Life Science Park. It is therefore appropriate - and in sustainability terms desirable - for a degree of flexibility regarding future land uses in some parts of the site.

The Council and MSP wish to ensure that any redevelopment does not undermine the overriding objective for this site to continue as a first class life science facility. To this end, as already set out in the site Prospectus and the emerging Local Plan, the aspiration is for additional land uses to be limited to those which would support the ambitions for the continued growth and prosperity of the Life Science Hub on this site. These could be complementary uses which for example provided convenient facilities for site occupiers, making the site more attractive to life science and related businesses. It is also recognised that it may be appropriate to allow redevelopment of parts of the site for housing or other high value end uses if the funds released from that development are **needed** to deliver the desired Life Science Park, **for example providing upfront capital to enable existing science space to remain operational and occupied thus protecting talent and human resources.**

Potential land uses could include, but may not be limited to, those listed in Figure 3.1.

- ¹ *The Life Science industry is defined by the application of biology, covering medical devices, medical diagnostics and pharmaceuticals through to synthetic and industrial biotechnology.*
- ² *The SQW report 'The Impact of the disinvestment by AstraZeneca at Alderley Park, Jan/Feb 2014' estimates demand for circa 67,000 sqm (net) 2030, including the demand arising from the 700 retained non R&D AstraZeneca staff - which is significantly less than the total existing floorspace of some 171,000 sqm (net).*

Potential land uses for Alderley Park Life Science Centre

A1-A5 : Farm shop or other retail/food and drink uses of a small scale designed to meet the needs of site occupiers and the local community

B1: High quality, business uses such as Headquarters, and high tech wider research and development units. **Development to support the growth of Life Science Businesses is particularly encouraged.**

B2 or B8 : Industrial and storage uses related to life sciences if the scale, **design**, nature and location of the operation would not detract from the prestigious character of the site

C1 : An hotel, suitable to support the existing high tech purpose built conference facility on site

C2 or D1 : Residential and non-residential institutions where the use is related to healthcare or learning institutions or serves the needs of site occupiers such as a crèche/nursery, or medical clinic

C3 : High quality housing designed to complement the rich heritage and environmental setting where the value released from land sales is linked to the establishment or development of the Life Science Park

D2 : **Appropriately** scaled leisure uses to serve the needs of occupiers and the local community

Figure 3.1 Potential Land Uses

3 Planning Policy

Green Belt Policies

The Alderley Park site lies within the North Cheshire Green Belt and will remain so as there are no proposals to change the boundary of the Green Belt in this locality in the emerging CELPS. MBLP policies GC1 and GC4 identify the site as a 'Major Developed Site in the Green Belt'. These policies allow infilling and redevelopment subject to proposals meeting certain criteria designed to protect the openness of the Green Belt and to prevent



Figure 3.2 PDL boundary

harm to its purposes. Similarly, paragraphs 87-90 of the NPPF, whilst stressing the importance of the openness of Green Belt, allow redevelopment of previously developed sites again where this would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development.

Having regard to these policies, and to emerging CELPS policy CS29, unless falling within one of the limited cases where development on greenfield sites may be considered appropriate¹, any new buildings outside of the areas of previously developed land (PDL) will be considered inappropriate. The extent of the PDL on site has been defined in draft policy CS29 and is shown in Figure 3.2.

Furthermore, even within the boundaries of the PDL, there are areas which, because of their open nature, could not accommodate substantial new buildings, without harm to the openness or the purposes of the Green Belt. Consequently planning policy stipulates that new buildings in such areas must be considered 'inappropriate' only to be approved if "very special circumstances" are demonstrated sufficient to clearly outweigh the harm caused by the development.

MSP has suggested those areas of the site they view as having the greatest potential for redevelopment having regard to the age and usefulness of existing building stock and the space required for the successful establishment and future growth of the Life Science Park. Some of these areas, subject to the demolition of existing surplus building stock, could be redeveloped without harm to the openness or purposes of the Green Belt and redevelopment of such areas would be classed as 'appropriate' in Green Belt policy terms. Others, which are more open in character and occupy more peripheral parts of the PDL are likely to

require very special circumstances to be demonstrated to justify development.

The final decision as to whether there are very special circumstances sufficient to justify any harm caused by any development classed as inappropriate in Green Belt policy terms, could only be finally determined at planning application stage, once more is known about the scale, quantum and siting of such development and hence the level of impact. However, information provided by MSP to date suggests that there are a number of significant



Image credit: Altin Homes

¹ The NPPF would allow buildings on the greenfield parts of this site for agriculture and forestry, or to provide appropriate facilities for outdoor sport, outdoor recreation and cemeteries, where they preserve the openness of the Green Belt and do not conflict with the purposes of the Green Belt.



factors which may **potentially** together justify development on currently relatively open areas within the PDL.

Such factors include:

- Without high value land uses, such as high quality residential development on the site, the costs associated with re-purposing the facilities on site to be suitable for multiple occupiers and safeguarding and maintaining the existing scientific assets is likely to be an unrealistic business model. Without such uses, the land owner may be under pressure to let floorspace for uses not so aligned with the Council’s broader objectives. This would not be the desired outcome as it would be likely to result in the outstanding quality of the sites’ specialist science facilities and research capability being downgraded, and the opportunities associated with these assets severely diminished or lost forever.
- Creating a Life Science Park which is commercially successful and viable and is able to respond rapidly and effectively to the vacation of the major buildings by AstraZeneca, will help to realise high value new employment opportunities and minimise the potentially significant adverse economic impacts on Cheshire East and the sub-regional economy.
- Redevelopment of parts of the site in a manner which widens the range of land uses offers opportunities for the site to evolve in a more sustainable manner with opportunities for living, working and leisure pursuits being integrated on site.
- Redevelopment proposals may offer opportunities for the historic parkland, areas of woodland and heritage features to be sensitively opened for the public to enjoy, providing benefits for existing local communities.

- There may be benefits to views and openness if larger scale buildings and other structures are removed and replaced with lower level buildings.
- New development provides the opportunity to replace existing buildings, some of which are not of high quality, with modern, purpose designed buildings of higher environmental and design quality (including associated landscape proposals) that are better suited to the sites’ unique setting.
- Proposals may help ensure the protection and enhancement of the important heritage assets on site as well as the future stewardship and high quality maintenance of the extensive landscape and parkland.

It must however not be assumed that the Council has agreed at this stage that these factors do amount to very special circumstances sufficient to justify any relaxation to Green Belt policy. Any planning application proposing development which is ‘inappropriate’ in Green Belt policy terms must be accompanied by a robust case demonstrating why that development is necessary. Any case which relies on the need to release funds to support the Life Science Park must be accompanied by a detailed viability appraisal and business plan demonstrating the necessity of the development and the mechanism to ensure funds released are used to support the Life Science Park. Market evidence assessments will be required as part of that viability work to support assumptions regarding the quality and timing of occupier demand, rental values and yields.

3 Planning Policy

The NPPF makes it clear that local planning authorities “should look for solutions rather than problems” when considering development proposals. The Council is mindful of the significant negative impact on the sub-regional economy likely to result from the withdrawal of AstraZeneca and the need to support a strategy for the site which will counteract that impact and retain high value employment, and a high quality environment.

Significant weight is therefore likely to be given to these factors when determining any application for redevelopment on this site. This having been said, there are areas of the site, even within the PDL, which because of their landscape quality, heritage assets, ecological value, or importance to the character of the area which are always likely to be considered unacceptable for development. These have been appropriately safeguarded in developing the indicative masterplan for the site which is discussed later in this document.

Landscape

The Alderley Park site contains many recognised landscape assets. These are protected by planning policy. Firstly, the site falls within a designated Area of Special County Value, as defined in the MBLP and policies NE1 and NE2 seek to protect the character and appearance of such areas having regard to local landscape character. The MBLP also identifies Alderley Park as an Historic Parkland and policy NE5 requires the special historic interest and setting of the parkland to be protected. Developers are referred to the Cheshire Landscape Character Assessment, 2008 and the Cheshire East Local Landscape Designations Study, 2013, to aid understanding of the special characteristics of the landscape in this area which the Council will seek to protect. Links to these documents are provided at the

end of Appendix A. **Development proposals should also be informed and supported by a site specific Historic Landscape Character Assessment.**

There are many trees on site which whilst currently not protected by a Tree Preservation Order, are worthy of protection, making an important contribution to the special character of the Alderley Park site. Development proposals should ensure impacts on all such trees are properly considered and adverse effects avoided in accordance with MBLP policy DC9 and indeed should ensure that hedgerows are also appropriately protected. Moving forward, formal protection of appropriate trees and tree groups on site will be progressed.

Nature Conservation

It is not surprising given the landscape features within this site, that the site has recognised nature conservation value. Figure 3.3 identifies some of the key features of the site with particular biodiversity value. The substantial areas of woodland within the site to the east and north of the PDL are designated as Grade A and B Sites of Biological Importance and include an area of ancient woodland. Other site features such as water bodies offer habitat to a variety of species. **There is as an example a heronry at the Mere and a number of ponds containing Great Crested Newts.** Planning policies NE7, NE12 and NE13 of the MBLP require that development on the site must not adversely affect nature conservation interests. Sensitive greater public access to these areas, more interpretation of nature conservation interests to increase site users understanding of the natural heritage, and enhancement of habitats on the site is however encouraged in accordance with MBLP policies NE11, NE15, NE17 and NE18.

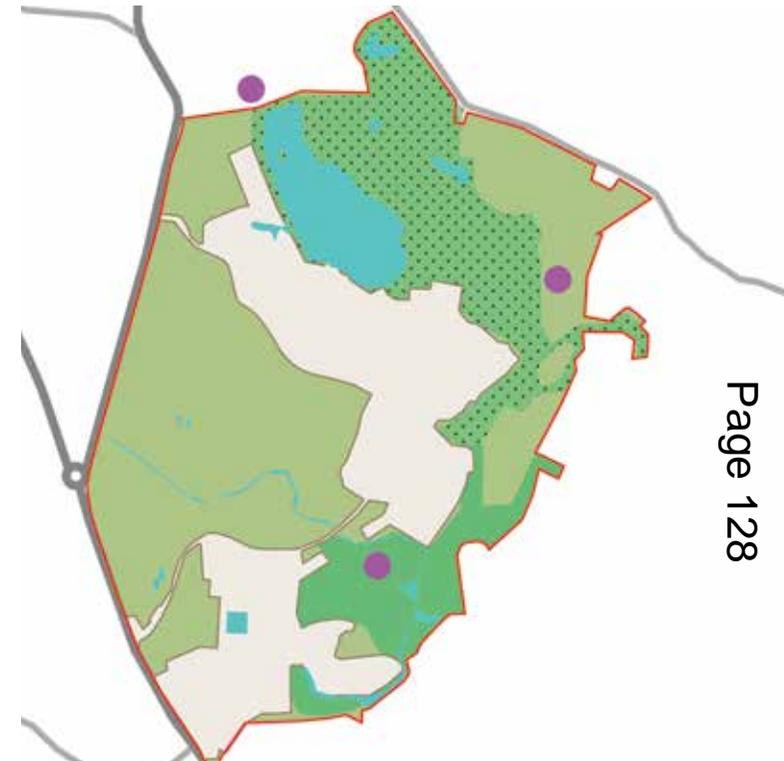
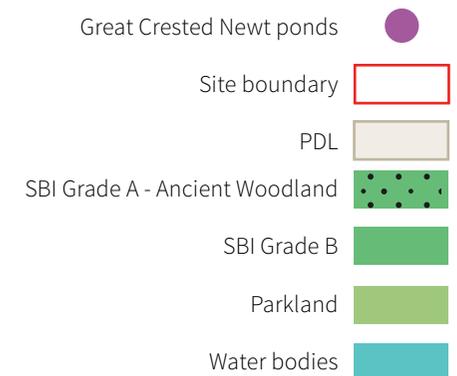


Figure 3.3 Landscape and Ecological Features





“The Alderley Park site contains many recognised landscape assets.”

Heritage

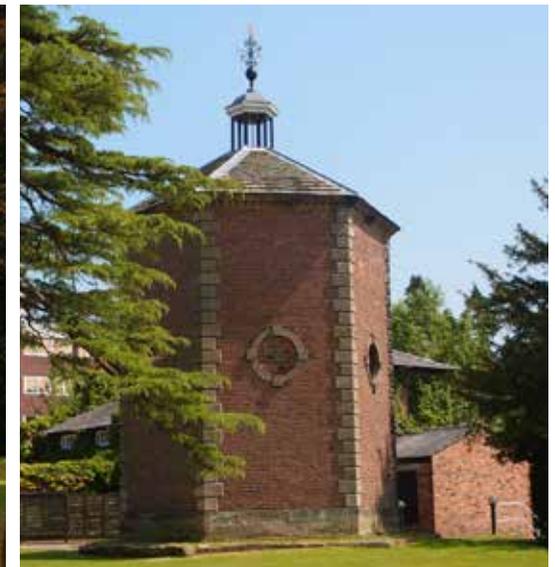
Alderley Park was the site of a medieval deer park, which was subsequently remodelled into a post-medieval landscaped park, before being chosen as the site for the new Alderley Hall at the beginning of the nineteenth century. Whilst the Hall has since been demolished, the site retains many heritage assets including nine listed buildings with their associated curtilage structures. Additionally, although much of the parkland has been developed, developers should be aware that archaeological remains may have survived below ground. It is also possible that peat deposits in this locality could have preserved paleoenvironmental evidence. The potential for remains to be present needs to be understood and their vulnerability to disturbance during redevelopment assessed and taken into account in determining any proposals for redevelopment.

In addition to the heritage assets on site, Nether Alderley Conservation Area lies immediately north of the site containing many further listed buildings including the Grade I St Mary's Church. Proposals should be designed to avoid any harm to the significance of these highly valued heritage assets. The locations of key known heritage assets on and around the site are shown in Figure 3.4.

Planning policy seeks the conservation and enhancement of the historic environment. Developers are expected to ensure a thorough Heritage Assessment is undertaken, to ensure the history of the site is thoroughly explored such that the significance of any heritage features remaining on and around the site can be understood, identified and taken into consideration when drawing up development proposals. It is important that proper consideration is given

to the contribution made to significance by setting, such that development proposals can be designed to ensure adequate protection of settings and that the significance of heritage features is appropriately protected in accordance with the requirements of MBLP policies BE2, BE3, BE16, BE17, BE21, BE23 and BE24, paragraphs 126-141 of the NPPF and emerging CELPS policy SE7.

To this end, prior to the submission of any planning application, a Heritage Assessment, including an archaeological desk based assessment, should be prepared by a suitably experienced individual or organisation, in line with paragraph 128 of the NPPF. The results of this should inform development proposals with the aim of avoiding harm to the significance of any heritage assets unless that harm is appropriately justified in accordance with paragraphs 133 and 134 of the NPPF.



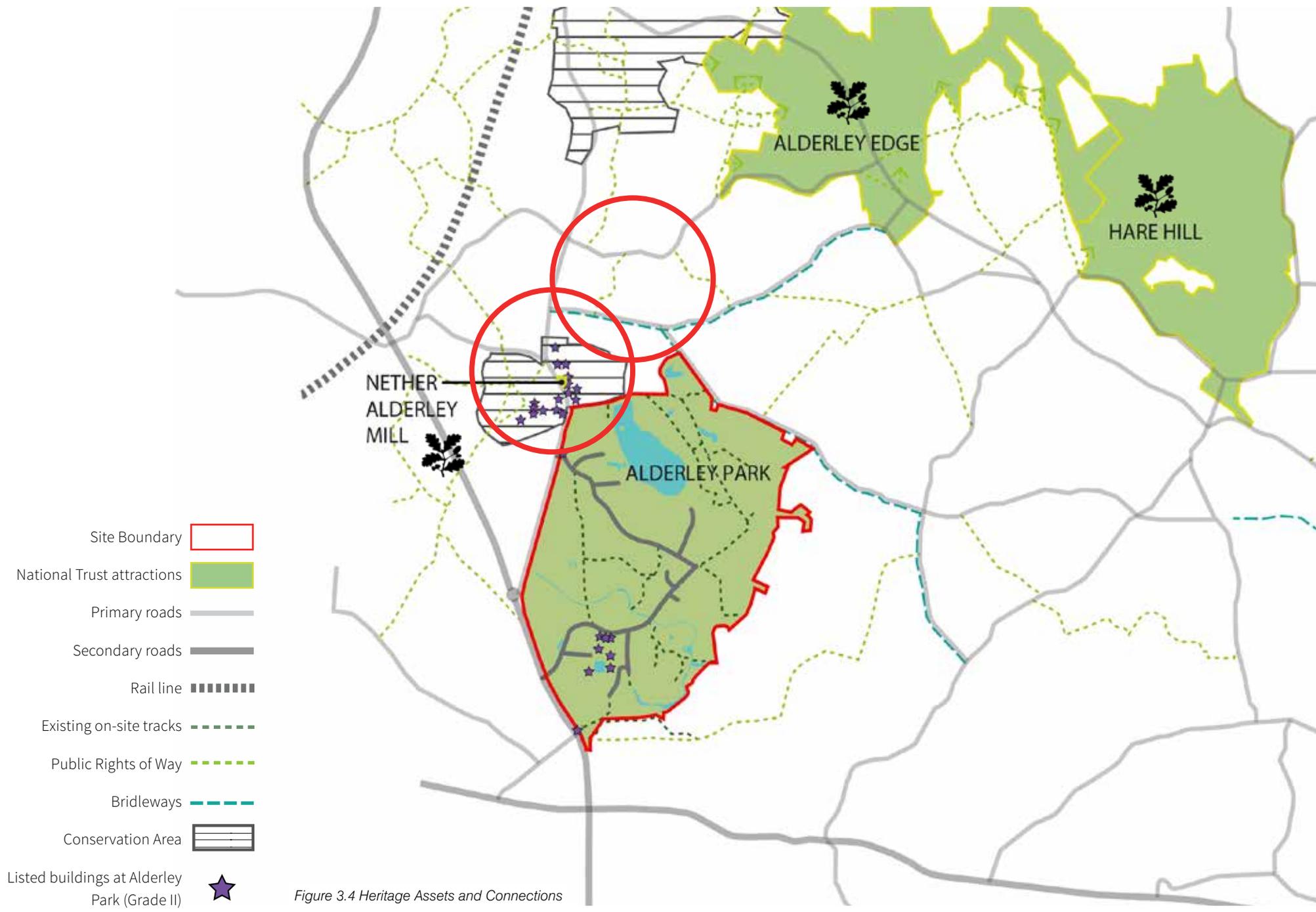


Figure 3.4 Heritage Assets and Connections

Recreation and Leisure

There are a number of private sports and recreational facilities within the South Campus area provided for AstraZeneca employees. These facilities include 2 football pitches, 3 tennis courts, a cricket pitch (and former cricket pitch) and indoor dry sports facilities as shown in Figure 3.5.

The MBLP seeks to ensure the retention and continued use of such sports facilities (Policy RT3). The emerging CELP contains similar policies (SC1 and SC2), although these are more aligned to the requirements of the NPPF (paragraph 74), which requires sports facilities to be protected from development unless they have clearly been shown to be surplus to requirements, or would be replaced by equivalent or better provision, or the development is for alternative sports and recreational provision, the need for which clearly outweighs the loss. Any proposals involving either loss or replacement of sports facilities should be informed by a robust sports needs assessment aligned to the requirements of the NPPF (paragraph 73).

The Local Planning Authority is statutorily required to consult with Sport England regarding any proposals which might affect playing fields or areas used as playing fields in the last 5 years. This would include any proposals for development affecting the football pitches, cricket pitches and the associated field space around them. Government advice is that Sport England should also be consulted on a non-statutory basis regarding proposals affecting any other sports facility which would include proposals affecting the indoor provision and tennis courts.

Sport England will look to prevent the loss of sports facilities and any developers proposing to put forward applications for development affecting any sports facilities on site should therefore discuss their proposals with Sport England and the local authority at the earliest opportunity, so that satisfactory re-provision or alternative measures can be agreed and objections avoided at planning application stage. [Sport England's Playing Fields Policy and Planning Policy Objectives can be found on their website](#). In determining appropriate re-provision of facilities, developers also need to have regard to the requirements of MBLP policy DC33 which sets out requirements for outdoor commercial recreational facilities.

In addition to policies protecting existing sport and recreation facilities, local and national planning policy also seeks to ensure adequate recreation and sports provision to meet the needs of new development. In this case there is significant potential for the public to benefit if private facilities become more available to the general public. Requirements for recreation and sports provision associated with any proposals for new development on the site are set out in MBLP policies RT5 and DC40 and the Section 106 (Planning) Agreements Supplementary Planning Guidance, as set out in Appendix A. Developers should seek guidance from the Council's Open Space Development and Leisure teams to determine the best way to meet the requirements of these policies once they have established proposals for sports provision to be retained on site.

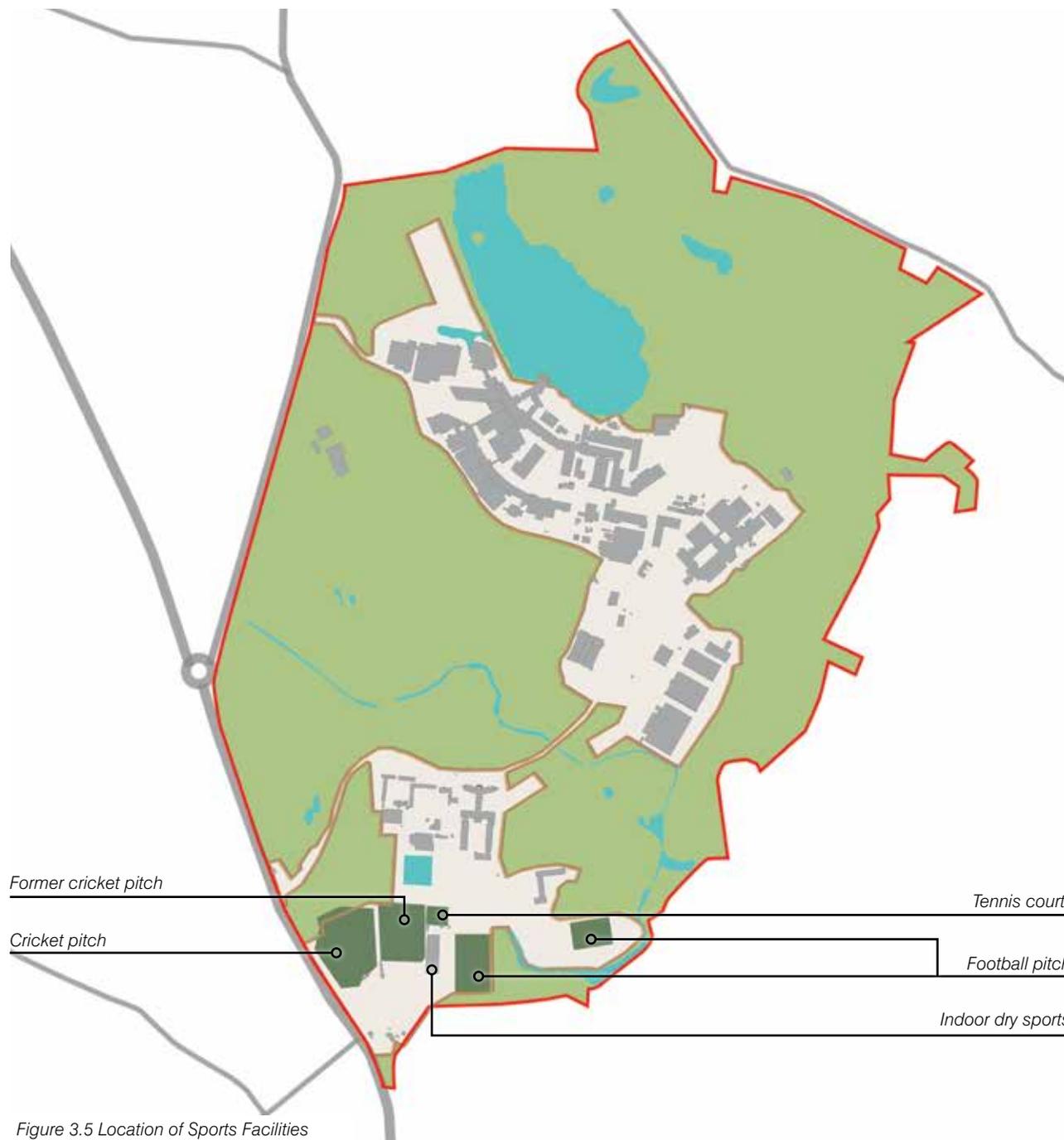


Figure 3.5 Location of Sports Facilities



Example of potential future natural play area



On-site sports facilities

Access and Movement

The site has 3 existing access points onto Congleton Road and an internal service road designed to accommodate a considerable number of vehicles associated with AstraZeneca's activities. It is not anticipated that significant alterations will be required to these access points. However, developers are advised to discuss specific proposals with the Local Highway Authority prior to submission of any planning application to ensure proposals would not give rise to any highway safety concerns contrary to MBLP policies T6 and DC6, or any negative impacts on Local Air Quality, contrary to MBLP policy DC3 and the Councils Air Quality Strategy and emerging Low Emission Strategy.

Any development of a scale likely to have significant transport implications will need to be accompanied by a Transport Assessment and Travel Plan carried out by appropriately qualified personnel in accordance with MBLP policy IMP2 and will need to include provision for any necessary mitigation arising from the proposed development in accordance with IMP1. The Travel Plan for the site should incentivise the use of sustainable transport modes (walking, cycling, public transport and car sharing) and discourage the use of the private vehicles for employment uses. There is potential for future occupants on the site to maintain their own bus service to surrounding railway stations and towns to minimise reliance on the private motor vehicle.

MBLP Policies RT7, RT8 and RT13 encourage the provision of recreational cycleways, bridleways and footpaths, wider access to the countryside and opportunities for tourism. Policies T3, T4 and T5 seek improved conditions for pedestrians and cyclists including those with restricted mobility.



Figure 3.6 Existing access and routes

Although employees of AstraZeneca have enjoyed access to the beautiful and historic parkland within the site, as can be seen in Figure 3.6, there are no public rights of way crossing the site and currently there is no formal on site access for the public. A footpath runs adjacent to the site's western boundary along Congleton Road and public footpath 30 skims a short section of the site's southern boundary. Other than this, the closest public access to the site at the present time is along the north west boundary where a section of Bridleway 39 passes. The new ownership and planned re-purposing of the site offers potential to open up the historic landscape to the wider public, with obvious potential advantages for recreation. This is encouraged by the NPPF (para 75) and the Council's Rights of Way Improvement Plan. MSP have confirmed they are likely to be willing to allow greater public access to Alderley Park as part of their plans for the future of the site.

The site is currently served by buses en route between Macclesfield and Alderley Edge which continue to Wilmslow and Manchester City Centre. Services also run hourly via Monks Heath to Chelford, as shown in Figure 3.7. MBLP policies T1 and T2, encourage the use of public transport and the provision of links between new development, key centres and other public transport nodes. As part of development proposals and in the context of an overall Green Travel Plan, developers should look to support **and supplement** existing bus services if appropriate via section 106 contributions. Developers will be expected to demonstrate they have carefully considered potential mechanisms to support and enhance existing provision to reflect changes in the sites usage.

The parking standards which will be applied when considering redevelopment or infill proposals on this site are set out for convenience in Appendix B. **Any proposals affecting existing car parks should be supported by a parking strategy which clearly sets out how future parking needs will be met for the site as a whole.**

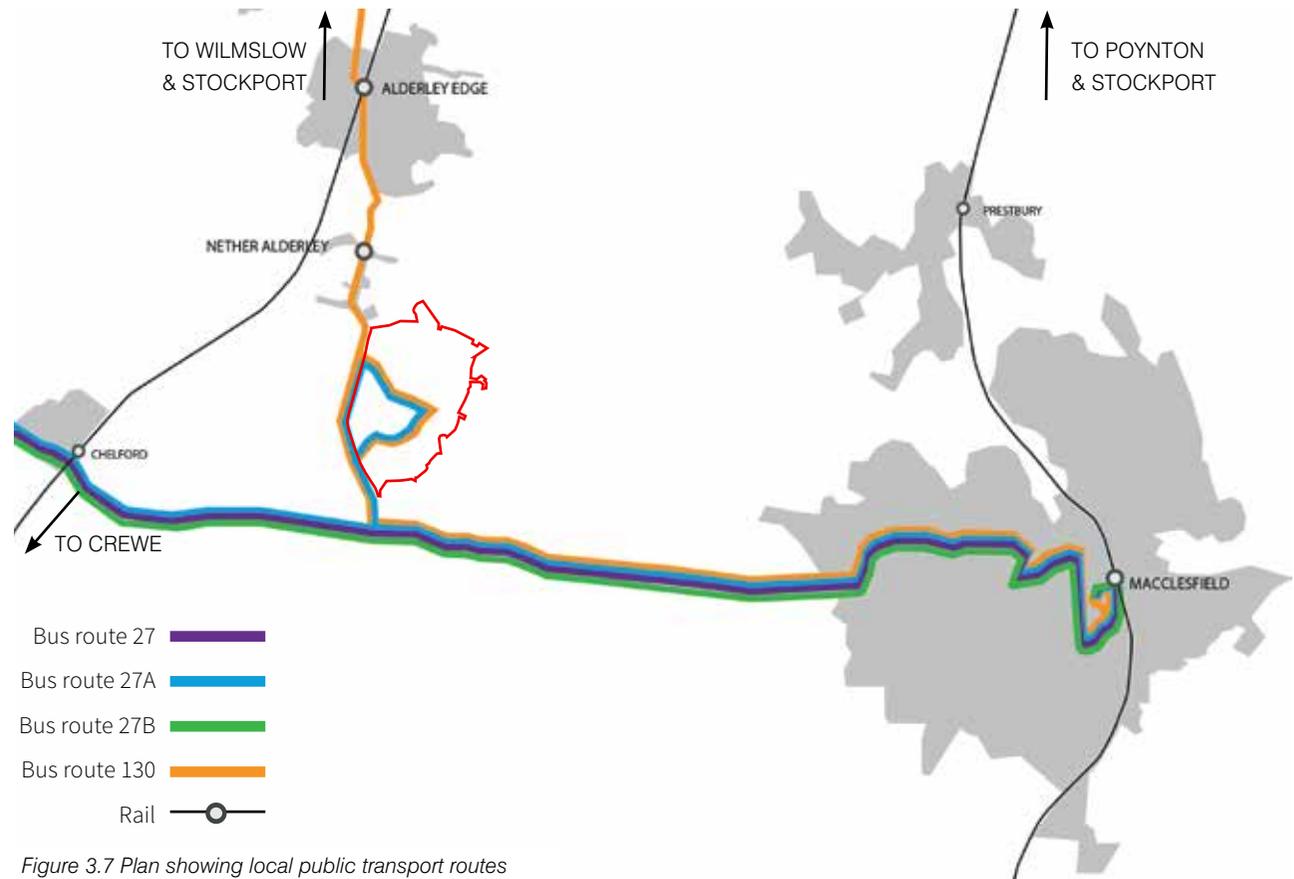


Figure 3.7 Plan showing local public transport routes



Potential to open up new recreational routes

Planning Policy

Design

MBLP policies BE1 and DC1 require new development to be of a high standard of design.

The NPPF reiterates this, encouraging developments which establish a strong sense of place and reflect the identity of local surroundings while not preventing innovation. Design requirements will clearly vary for different land uses and different areas of the site but developers will be required to demonstrate the highest levels of commitment to quality of materials, finishes, detailing and landscaping given the unique characteristics of the site. Developers proposing larger and more complex design proposals are encouraged to subject emerging proposals to Design Review for example through Places Matter!¹ and to adapt proposals accordingly in line with emerging CELPS policy SE1. This policy also sets out that major proposals should also consider use of design coding as part of the design process.

Any development affecting heritage assets on site, including development affecting their setting, should seek to ensure no harm is caused to the assets significance. On this site any development in the vicinity of the courtyard, and walled water garden in South Campus must be designed with particular sensitivity.

The layout of new developments should be designed around Manual for Streets² principles and should incorporate Secured by Design principles. Any new housing developments should perform well against all

Building for Life Criteria³ and apply Lifetime Homes⁴ principles.

Any residential developments should have regard to the character of development in local areas such as Nether Alderley and the varying settings of different parts of the site. Peripheral edges of the site will be more suited to lower densities.

Any replacement sports facilities should be designed to meet Sport England and national governing bodies guidance.

Although the site falls within an area at low risk of flooding, having regard to MBLP policies DC17 and DC18, as well as emerging CELPS policies SE1 and SE13, developments proposals should consider how sustainable drainage systems (SuDS) and green infrastructure can be incorporated into designs to ensure surface water run off is not increased and is preferably reduced.

Development proposals should also incorporate appropriate technologies to reduce energy and water usage and the use of renewable and low carbon technologies in accordance with emerging CELP policies SE1 and SE9. Any development should also have regard to the need to ensure high levels of amenity for any site occupiers in accordance with MBLP policy DC3.

Affordable Housing

Local planning guidance on affordable housing⁵ ordinarily requires 30% of any new dwellings to be 'affordable', split between 65% 'social rented' and 35% 'intermediate' housing. This is a high value housing area, and local housing could be beyond the reach of some workers at the Life Science Park. Opportunities should be explored to deliver some affordable housing. However as there

is a finite area available for development, the more given over to affordable housing the lower the returns to support the Life Science Park. Since the Council's priority for this site is for the growth of the Life Science Park, assuming that it continues to be demonstrated that the delivery of the science park is not viable, there is therefore an argument in favour of reducing normal affordable housing requirements.

Once detailed viability work has been prepared to support any planning application, applicants are encouraged to discuss the most appropriate level and form of affordable housing for their proposal with the CEC Strategic Housing Development Team. **Developers should however be aware that if housing is proposed the Council will expect provision to be made for a degree of affordable housing which could include housing geared towards key workers on site and any proposals which suggest a relaxation on normal affordable housing policy must be supported by a detailed viability appraisal.**

S106 Requirements

Developers will be expected to make appropriate contributions, via Section 106 Agreement or via Community Infrastructure Levy contributions to offset impacts of the proposed development on physical, social, community and environmental infrastructure. In accordance with CIL Regulations, contributions will only be sought where they are necessary to make any development acceptable in planning terms, and will be directly related to the development, and fairly and reasonably related in scale and kind.

Any planning application should be supported by suggested Heads of Terms for a S106 Agreement. Further guidance on the contributions likely to be sought can be found in the Supplementary Planning Guidance on S106 Agreements referenced in Appendix A and can be discussed in more detail at pre-application stage. In addition to issues covered in this document, it is anticipated there will need to be a commitment, within a legal agreement to ensuring receipts raised from housing development are reinvested into other areas of the site to support the delivery of the Life Science Park **and that arrangements are made to ensure the long term safeguarding of open spaces, woodland and water bodies.**

¹ Places Matter! is a north west architecture and built environment centre offering a offering constructive, impartial and expert advice via a Design Review Service. (<http://www.placesmatter.co.uk/>)

² Manual for Streets, Department for Transport 2007 and Manual for streets 2 Department of Transport 2010

³ Building for Life is the industry standard for the design of new housing developments, it can be viewed at http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%202012_0.pdf

⁴ Lifetime Homes incorporate specific design criteria to ensure that new homes are sufficiently flexible to meet changing needs of people at different stages of life. <http://www.lifetimehomes.org.uk/index.php>

⁵ Cheshire East Interim Planning Statement on Affordable Housing, approved February 2011.



Image credit: Stanton Williams Architects



Image credit: PWPLA

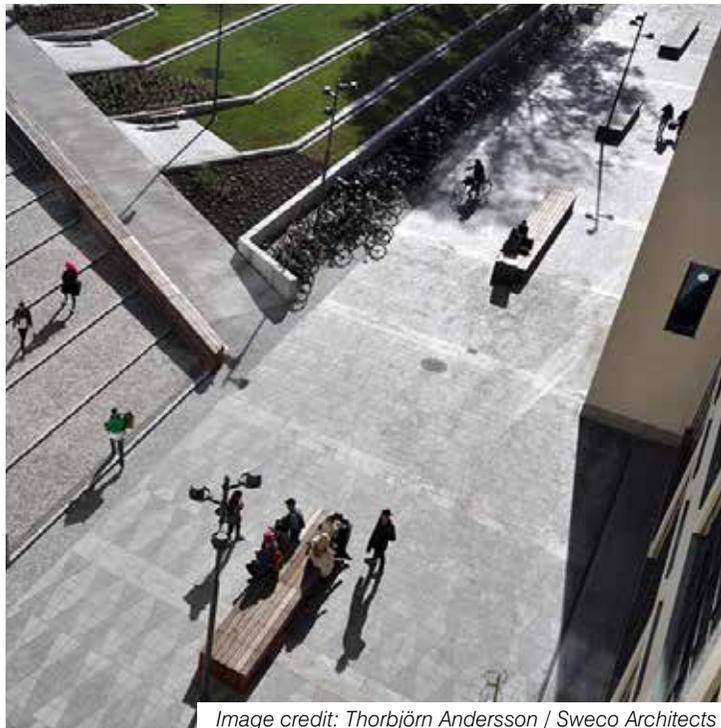
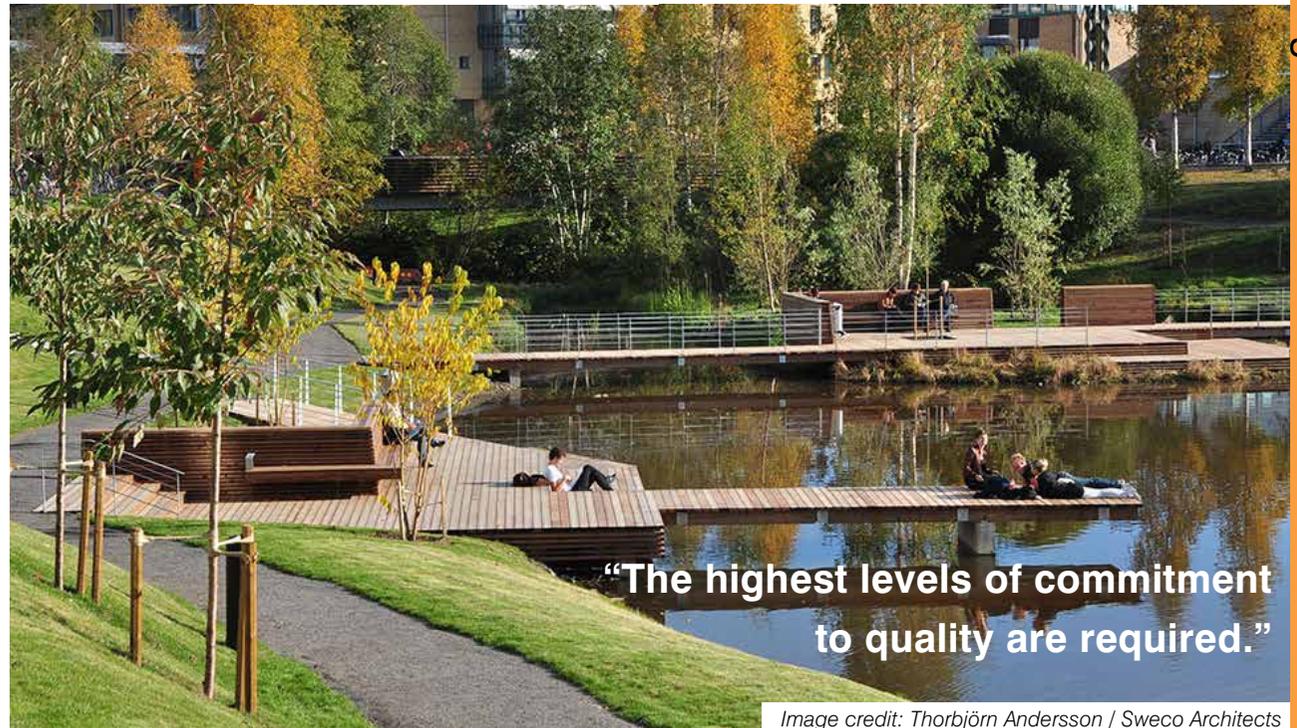


Image credit: Thorbjörn Andersson / Sweco Architects



“The highest levels of commitment to quality are required.”

Image credit: Thorbjörn Andersson / Sweco Architects

4 Design Guidance

The following section sets out key design guidance which should be used to inform and shape development proposals for the site.

The guidance consists of two elements:

- Key Development Principles
- Indicative Masterplan

Key Development Principles

The following key development principles should be used to inform and shape development proposals at Alderley Park. The principles will ensure that any proposals support the established vision for the site and respond to the constraints and opportunities identified, delivering a high quality sustainable development.

Appropriate Land Uses

KEY PRINCIPLE 1: In order to establish a world class hub for life sciences and continue the legacy of important R&D activity on the site, new land uses should be connected with life science activities, complementary to life science activities, or be high value uses which release funds necessary to enable delivery of a world class Life Science Park.

The disposition of land uses across the site should support the overall objective of ensuring the sustainability of the existing Life Science Park, by creating the appropriate mix of uses to encourage vitality and activity and enabling the re-purposing of the buildings for use by multiple occupiers. Mereside and part of Parkside are reserved for life science led employment to ensure ample scope for future growth of life science enterprises. Any residential developments should be in discrete residential

areas which respond to the character of the locality. Key considerations will be the degree of interface between potentially conflicting land uses and access requirements.

The provision of new ancillary commercial and community uses within the South Campus may be beneficial in supporting any new residential communities in this area as well as potentially opening the site to recreational visitors.

Retaining and Enhancing Employment Facilities

KEY PRINCIPLE 2: In order to retain and enhance key employment facilities and assets, future employment development should be centred around the existing prime built assets of the site at Mereside including further development of the BioHub.

It is anticipated that there will be a need for some demolition on this site. Firstly, some existing space is likely to be too specialised for other users. Secondly, it is anticipated that over time, older employment buildings which have reached the end of their useful life will need to be demolished or extensively refurbished. This will create opportunities for new development plots. Those buildings potentially surplus to requirements going forward are shown in Figure 4.1.

New development should conform to the following criteria:

- Proposals for the demolition and re-development of existing buildings should increase the quality of the business/science offer, thus contributing towards the site's long-term viability.
- New buildings should be of the highest design quality; be resilient to climate change by incorporating, for example, sustainable urban drainage systems and energy efficiency measures; and adhere to low carbon sustainable building principles.

Retaining Openness

KEY PRINCIPLE 3: New development/land uses should not have a greater impact on openness of the Green Belt and the purpose of including land within it than existing development across the site.

The location, scale and disposition of existing buildings within the site establish a baseline position against which the impact of new buildings, and in particular the impact on openness, will be judged. The attached building schedule at Appendix C sets out that baseline position.

Demolition and Replacement of Buildings

KEY PRINCIPLE 4: New built development should be limited to the existing area of PDL.

Future development opportunities should be focussed within the PDL boundary of the site. Broad parcels of land within the PDL, where development may potentially be permissible have been identified.

Placemaking and Development Character

KEY PRINCIPLE 5: Any scheme should deliver development of the highest quality and of a character appropriate to its position within the site and the immediate and wider landscape setting.

The diversity of uses that have historically developed throughout the site is expressed in a varied built form which, when coupled with its unique landscape setting, creates distinctive character areas. Each of these require a particular development response in terms of scale, density, mix and visual appearance, in order to sensitively integrate new development with its wider site context. Some centrally located areas within the site may be able to

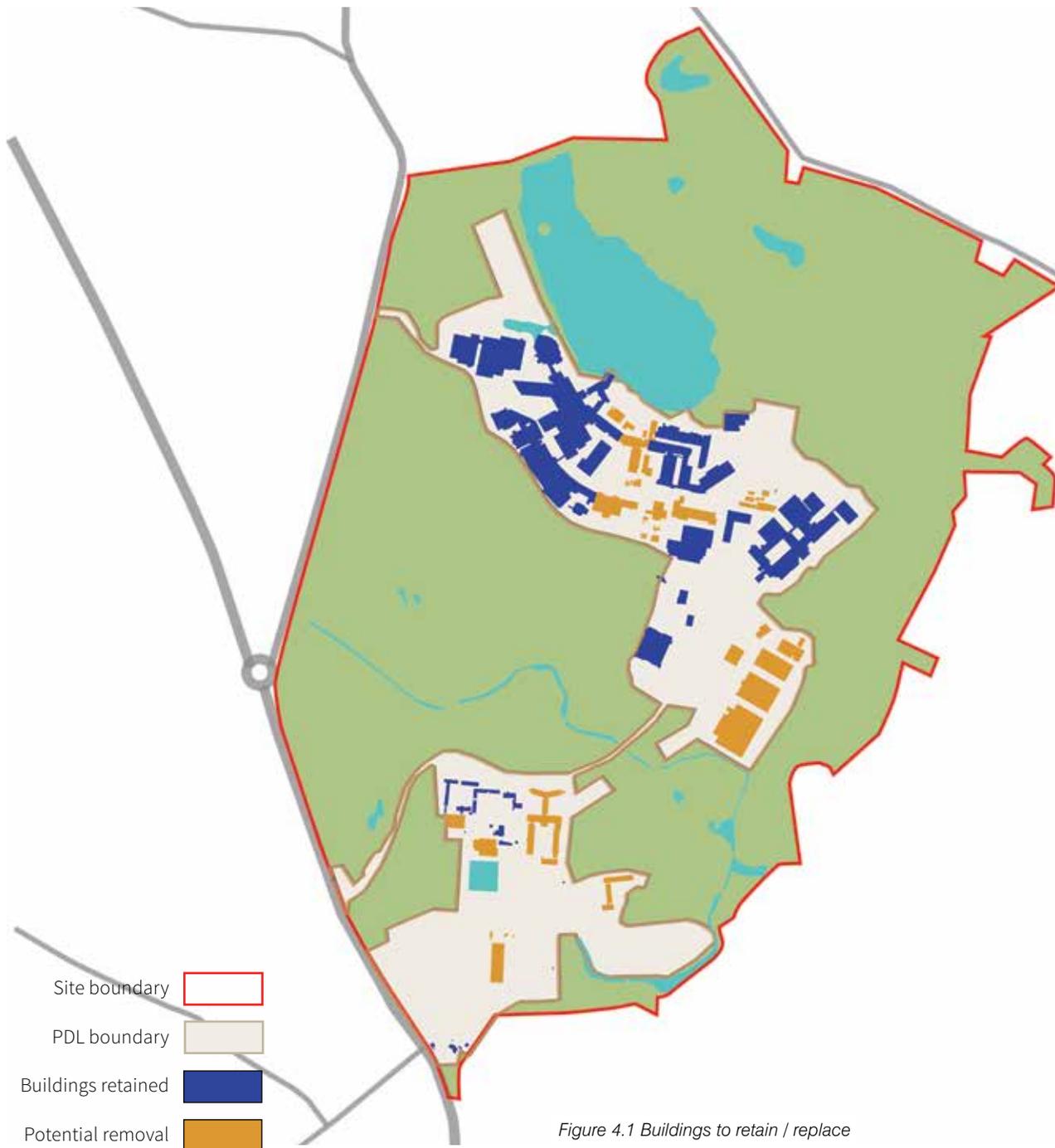


Figure 4.1 Buildings to retain / replace

accommodate more contemporary, innovative buildings, whilst any buildings visible from Congleton Road should respect the low density, traditional character and palette of materials of Nether Alderley Conservation Area and retain a rural character.

Landscaping complementary to the site's parkland setting should be an intrinsic part of all development proposals. Peripheral areas of the site will be better suited to lower densities to ensure high levels of planting can be incorporated to protect the rural character of the site as viewed externally particularly from public highways, bridleways and footpaths. Some areas of the site, even within the previously developed land boundary are considered so important in terms of preserving rural character that they should remain open.

Any proposed housing development should ensure a mix of housing, sizes and prices to suit a wide range of potential occupiers of all ages to encourage the development of an inclusive mixed community. Regard should also be given to the desire to establish a mix of housing which would release maximum funds to support the Life Science Park whilst minimising harm to the openness of the Green Belt. Dwellings which would be attractive and affordable for site employees are particularly encouraged. Live work units could also be provided to improve the choice of quality housing options available. The design of any housing areas must also respect the setting of heritage buildings, protect important trees and safeguard the character of the heritage landscape.

Early engagement with English Heritage, the Cheshire Archaeology Planning Service as well as the Council's Conservation Team is encouraged before developing any housing designs.

4 Design Guidance

Public Access

KEY PRINCIPLE 6: A movement strategy should be developed which underpins any future development proposals for the site. The strategy should identify how proposals encourage sustainable modes of transport and contribute to improved connectivity and permeability to encourage walking and cycling not just around the site but with strong linkages to surrounding footpaths and cycleways.

Development of the site presents an excellent opportunity to open up public access to this previously private landholding, strengthening links with surrounding communities and allowing people who live and work locally to enjoy its amenities. Future proposals should ideally seek to make a connection for pedestrians and cyclists with the long distance footpath to the north east of the site, the pedestrian / cycle route along the A34 and other public routes. Consideration should also be given to creating multi-user routes accessible by all with specific consideration given to the potential for recreational routes linking the site with Nether Alderley Mill, the Mere and Alderley Edge. Developers are advised to contact the National Trust to discuss how the historic parkland might be linked with National Trust's nearby heritage and recreational facilities. A potential public access framework is shown in Figure 4.2. More specific suggestions for routes are set out in Appendix E.

It is expected that the main vehicle circulation route through the site will be retained and any new internal roads should be designed to give pedestrian and cycle priority as part of high quality 'shared streets' which contribute positively to the overall character of the development.

Landscape Setting and Green Infrastructure

KEY PRINCIPLE 7: New development proposals should respect the key landscape character

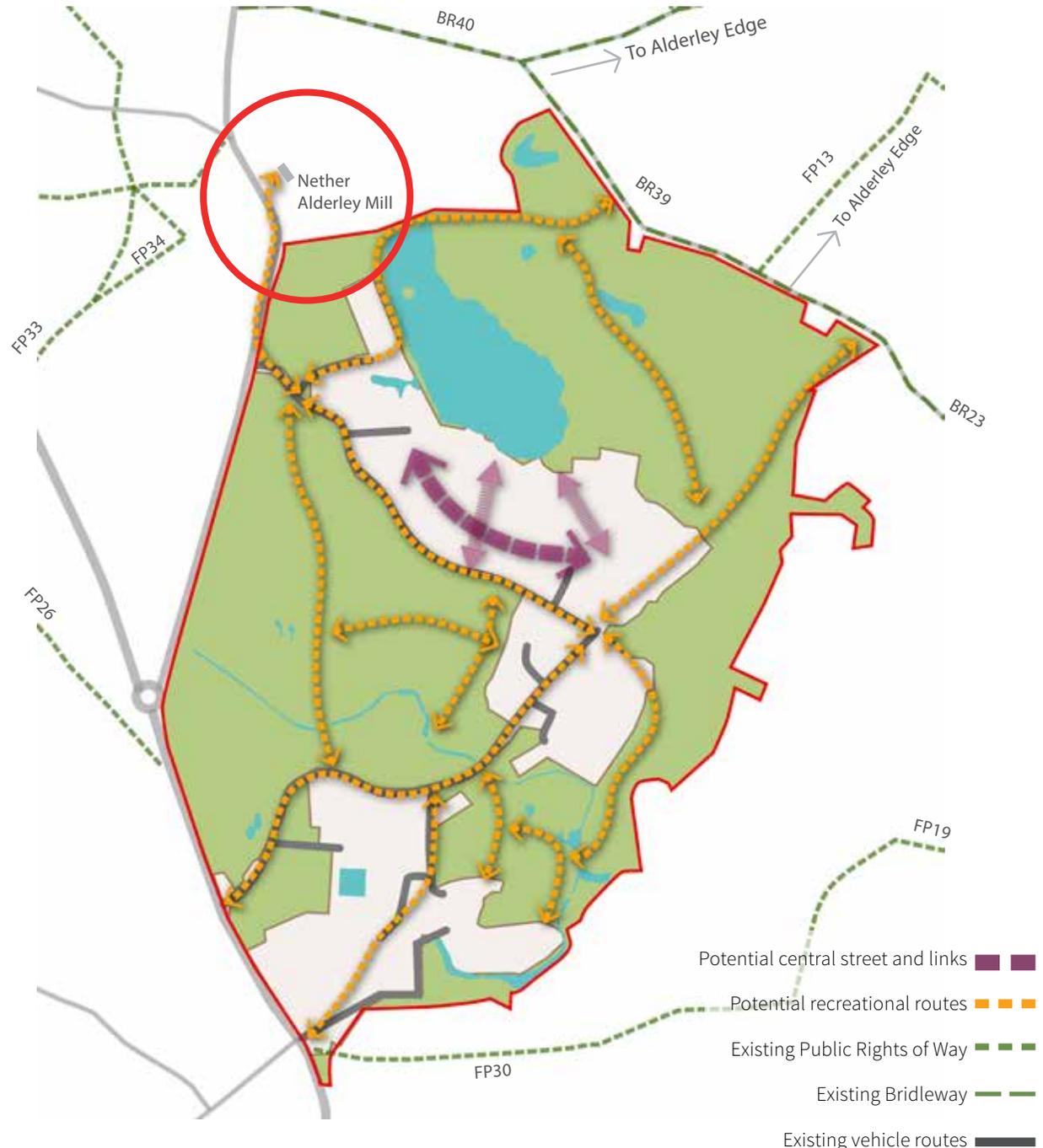


Figure 4.2 Public access framework

areas and resources of the site such as ancient woodland, **ancient or veteran trees** and historic parkland. New development should incorporate and provide networks of Green Infrastructure which sympathetically integrate built development with its landscape setting **and should provide for the long term maintenance of historic landscape and woodland.**

The designed historic landscape is a key feature of this site. A landscape assets framework is shown in Figure 4.3. Significant proposals should be informed by a full assessment of the designed landscape and a Conservation Management Plan for the historic parkland. A Landscape Impact Assessment should then be undertaken by an appropriately qualified professional. Appropriate buffers should be provided to protect ancient woodland. Advice on this is available on the Forestry Commission website. There is considered to be potential to forge new green links through some of the more developed areas of the site and opportunities may exist to plant new areas of woodland.

Any planning application should give consideration to how maintenance of landscape assets and public areas will be managed.

Ecology

KEY PRINCIPLE 8: Ecological features should be protected, managed and where possible enhanced as part of any future proposals, taking account of recommendations in the existing Biodiversity Action Plan drawn up for the site. Opportunities should be sought to allow controlled recreational and educational public access along suitable tracks and footpaths such as 'nature trails' which can allow for sensitive stewardship of the natural environment.

The ecological features of the site are key assets and make a significant contribution to its unique character. An initial potential nature trail has been identified as shown in Figure 4.3. A link to the Alderley Park Biodiversity Action Plan can be found at the end of Appendix A.



Figure 4.3 Indicative plan of landscape assets

4 Design Guidance

Visual Amenity

KEY PRINCIPLE 9: New development should aim to improve the visual amenity of key 'Visual Receptors' such as users of public roads, footpaths, existing users of the site and surrounding residents.

By careful siting and focusing development within the existing landscape framework, potential landscape and visual impacts will be mitigated. Developers of any significantly scaled proposals should ensure a Visual Impact Assessment is undertaken by appropriately qualified professionals and used to inform development proposals prior to submission of planning applications.

Sports and Recreational Provision

KEY PRINCIPLE 10: Any development resulting in loss of the existing sports facilities within the site should ensure re-provision in accordance with the Council's policies for sport and recreation and in consultation with Sport England.

The existing sports and recreational offer provides high quality facilities. It is recognised that development which impacts on these facilities may be required in order to support the primary life science use of the site. If this is the case, developers will need to consider how best to integrate appropriate replacement facilities in consultation with Sport England and the Council *as proposals affecting sports facilities will be assessed against CEC policy, paragraph 74 of the NPPF and Sport England policy and guidance.* The site owners have identified potential locations for replacement sports facilities as indicatively suggested in Figure 4.4. The suitability of these locations would need testing with the Council and Sport England following the production of a robust sports needs assessment *and having regard to Green Belt policy which may require 'very special circumstances' to be demonstrated justifying certain sports facilities located outside previously developed land.* Sport England has suggested a 'hub' of facilities is preferable to facilities being dispersed around the site.

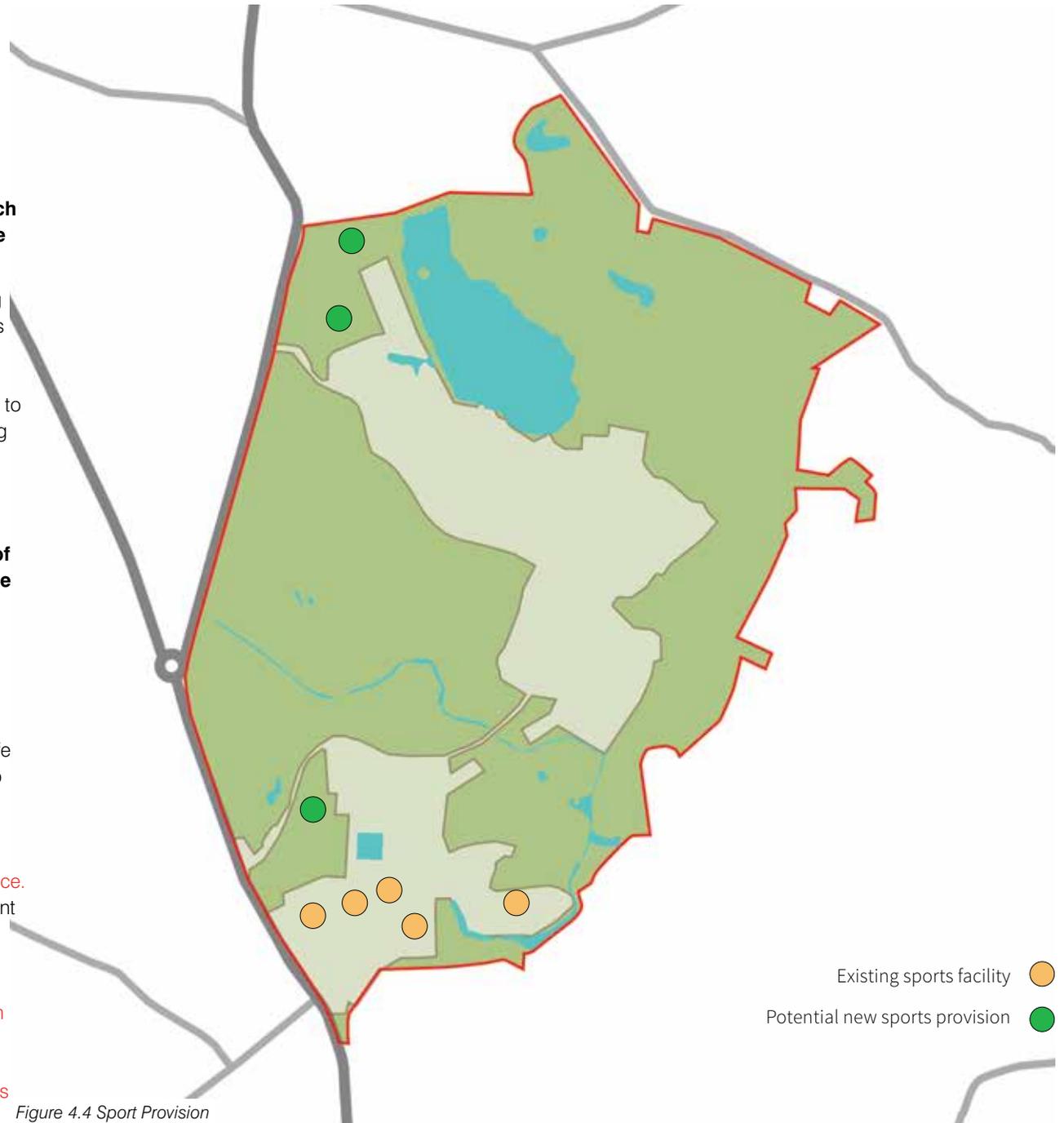


Figure 4.4 Sport Provision



5 Indicative Masterplan

An Indicative Masterplan has been developed following baseline analysis and is a response to the Key Design Principles identified above. It sets out an indicative framework for potential future development including: indicative layout, development plots, land uses, landscape features, infrastructure and linkages. It demonstrates a suggested framework for taking the site forward, subject to proposals meeting the planning policy requirements set out in Section 3.

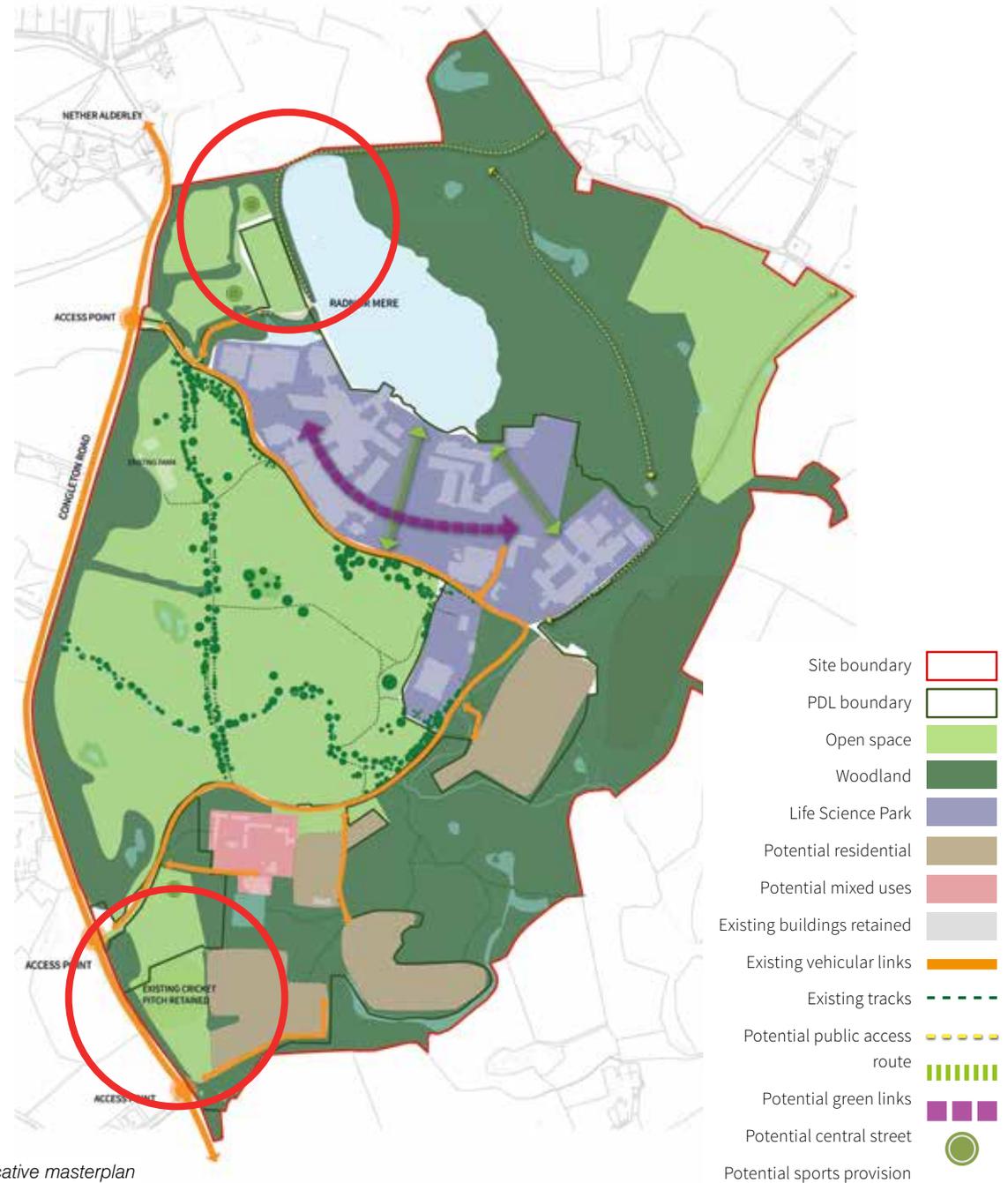


Figure 5.1 Indicative masterplan

Character Areas

The Masterplan is driven by the many positive features of the site and taking opportunities to improve on the existing character and coherence to create a strong sense of place. This 'placemaking' approach means that each of the character areas originally identified in the Development Prospectus and shown in Figure 5.2, requires its own unique design response relating to the specific function and setting.

There are four character areas which give Alderley Park its unique sense of place, each with its own distinct characteristics:

- Mereside (Central, West and East)
- Parklands (West and East)
- South Campus (Central, South and East)
- Woodlands, Farm and Heritage Parkland

The following section provides more detailed consideration of each of the character areas within the site.



Figure 5.2 Character areas

5 Indicative Masterplan

Zone 1 - Mereside

As illustrated in Figure 5.3, this area remains the focus for life science related uses. New development should be integrated around the retention of key building assets within the site such as the BioHub and Mereside East. The provision of an internal high quality shared street located along an east-west alignment, with a number of key spaces (pocket squares), could create an animated connected route greatly enhancing the external environment of Mereside (a).

The Indicative Masterplan indicates the opportunity to create an open character within a primary area of the Life Science Park, through the removal and replacement of buildings to create a stronger link between the park and the Mere (b). This would allow the surrounding landscape influences to infiltrate the development, sensitively integrating the built form into its surrounding landscape setting. The Masterplan envisages an enhanced relationship between the buildings (retained and proposed) and the Mereside edge, including the potential for improved pedestrian access and outdoor gathering space (c). This provides an opportunity for people to come together informally to engage with each other and the wider landscape/leisure offer.

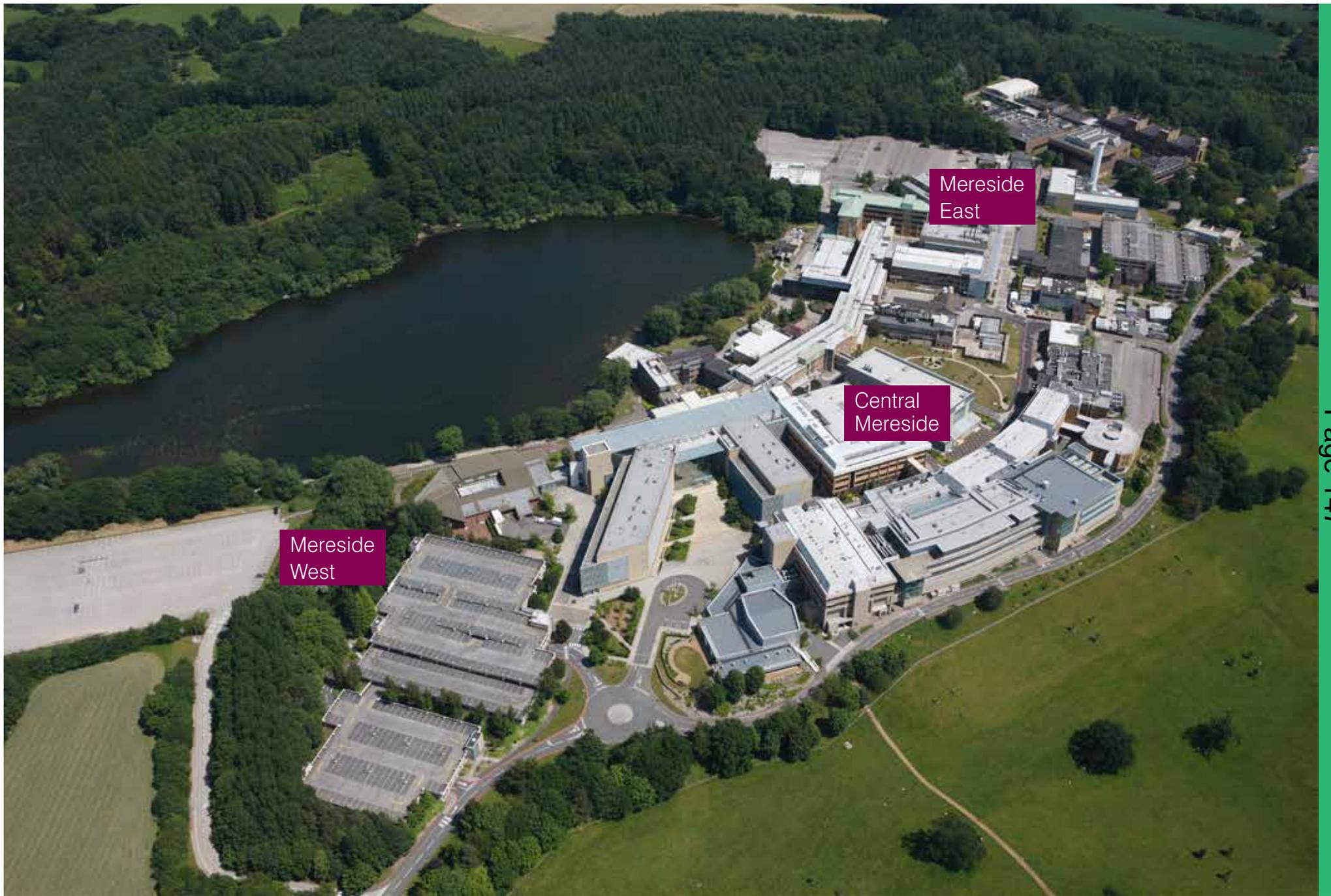
The existing surface car park at Mereside West (d) should be reverted to farmland as it was only allowed on a temporary basis, unless a robust case is submitted via a planning application for its retention or alternative use. Any such application will be considered against normal Green Belt planning policy.

The Masterplan indicates retention of the anchor building within Mereside East, which is opened up to create new internal spaces, as well as creating an improved termination with the east-west street (e).



Figure 5.3 Mereside





5 Indicative Masterplan

Zone 2 - Parklands

The Parklands area provides significant opportunities for new employment uses. As shown in Figure 5.4, the Masterplan response offers rationalisation of parking and servicing arrangements which may create opportunities for some new infill development. Moreover, a comprehensive approach to this area could ensure a stronger integration with the historic park to the west **(a)**.

There is also potential for discrete high quality residential development within Parklands East which responds to the woodland enclave, creating a positive relationship and edges between proposed development and the woodland, whilst drawing woodland planting into the site **(b)**. A strong feature of the surrounding landscape is the incorporation of sustainable drainage features within the woodland **(c)** and opportunity exists to extend this within the site to create a focus for development.



Figure 5.4 Parklands





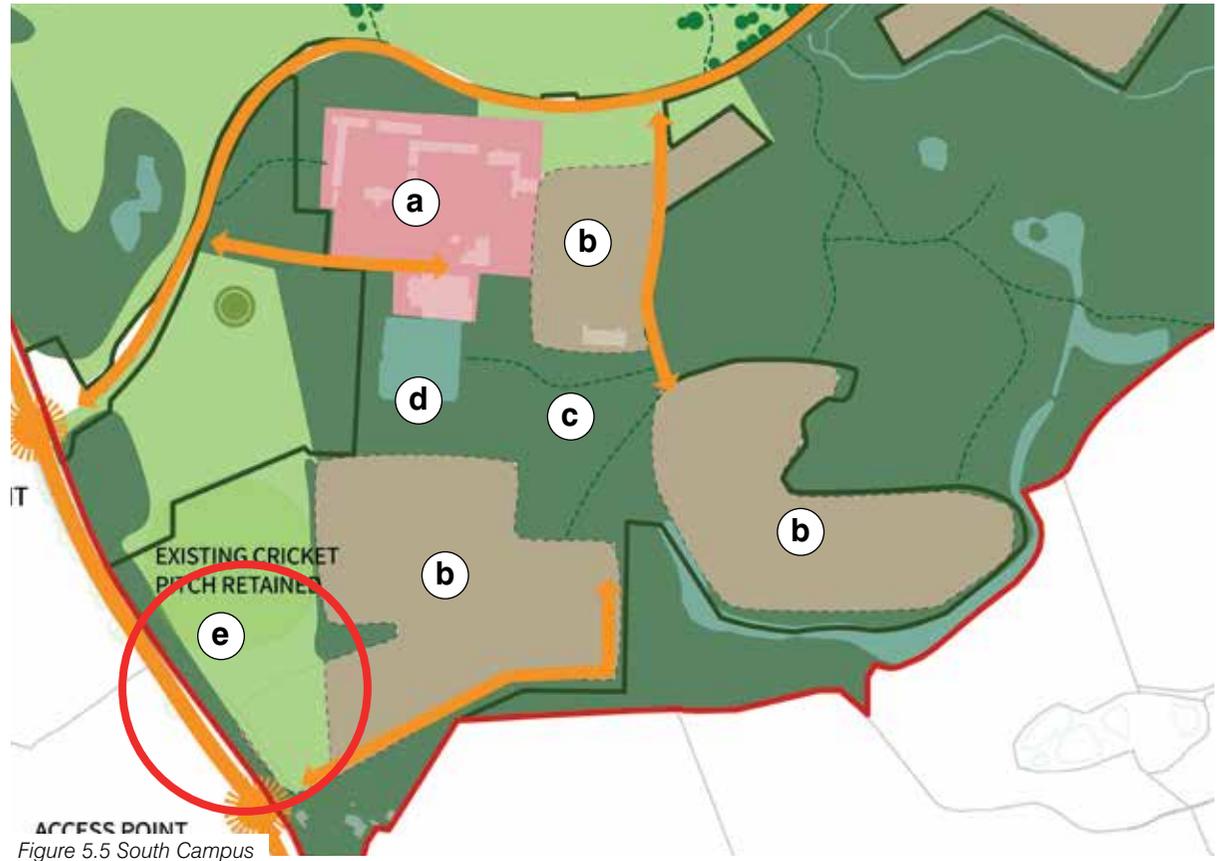
5 Indicative Masterplan

Zone 3 - South Campus

As this area contains a number of listed heritage buildings, it lends itself to smaller scale mixed use development which showcases the impressive courtyard buildings **(a)**. The area could potentially incorporate a range of sensitively incorporated ancillary commercial facilities such as an hotel, farm shop/local needs retail, leisure and sports facilities. The new community uses within the South Campus could form an administrative or stewardship hub, for management of the publicly accessible facilities within the site. New buildings should respect the character and setting of the existing courtyard buildings and heritage assets. Opportunity exists to exploit the courtyard areas for high quality social spaces, which can also accommodate some vehicular parking.

There is the potential for new residential enclaves that sit within the landscape framework, opening up visual and physical links **(b)**. Some of these residential locations could also have a dedicated vehicular access point, using existing site access points.

The illustrative masterplan has retained the key existing open spaces of the arboretum **(c)**, walled garden **(d)** and cricket pitch **(e)** as the key organising elements of the Masterplan. Whilst the plan indicates that some existing sports pitches and facilities within the PDL could be developed, possible new locations for reprovision have been identified to the north of the retained cricket pitch, as well as adjacent to Mereside West. The precise nature of the sports provision will be established in consultation with Sport England and the local authority.





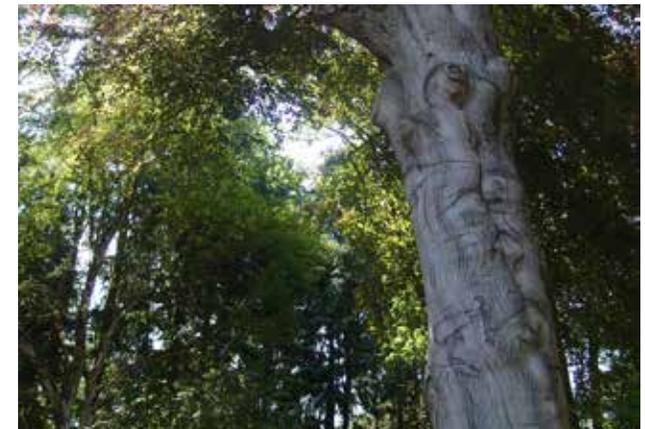
5 Indicative Masterplan

Zone 4 - Woodlands, Farm & Heritage Parkland

The Woodlands and Farm area would be the focus for recreational parkland space with new public access along footpaths and tracks. The indicative Masterplan illustrates there are possibilities to enable public access to a number of areas of the site to enable people who live and work locally to have access to new facilities and attractive recreational routes and spaces. New or enhanced links would connect key areas of the site and link to the surrounding public footpath/bridleway network allowing for recreational linkages with existing routes through to National Trust land around Alderley Edge as indicated in Figure 3.4.

There is also potential to incorporate cycling provision within the main internal circulation road, either within the carriageway or as a dedicated route. Elsewhere on the site, application of shared space principles would provide a safe environment for walking and cycling.

As part of a site-wide recreation strategy, provision would include the introduction and enhancement of recreational routes and access to open space. This may include walking routes, trim trails and play facilities throughout the site. **Future planning applications proposing any new public access for the site should be supported by clear proposals indicating timing of the introduction of that public access and proposed mechanisms for future maintenance and management of publicly accessible areas.**





6 Planning Applications

The Council would prefer to see a planning application which covers the site in its entirety so that a comprehensive proposal can be assessed and the role of any necessary/complementary development considered in this broader context. An outline application is acceptable so as to establish the principle of development within various parts of the site. However, more detailed proposals will be required where development proposals would affect designated heritage assets or their setting.

Any applications should be screened prior to submission against the requirements of the Environmental Impact Assessment Regulations. Given the sensitivity and scale of this site, the Council considers it likely that an Environmental Impact Assessment (EIA) will be required.

The Council operates a major proposals pre-application advisory service which applicants are encouraged to utilise. This will confirm the precise extent of the information requirements in terms of supporting information, studies and technical assessments as well as the scope of any EIA. However for guidance Appendix D comprises a schedule of likely application requirements and an indicative scope for an Environmental Statement, assuming a site wide application. Particular attention is drawn to the requirement for a viability appraisal and a business plan to be submitted where any development is proposed for residential development to support the Life Sciences Park. These should indicate clearly how funds released from development are necessary to enable the success of the Life Science Park and clearly demonstrate how they will be used to support the Park.

Community Engagement

The Council will expect applicants to demonstrate effective engagement with the local community, Parish Councils and other key stakeholders including Natural England, English Heritage, Sport England and other statutory/non-statutory bodies as appropriate. The steps taken and their influence on the submitted scheme should be identified in a Statement of Community Involvement prepared by the applicant and submitted with any planning application.

Planning Decisions

Developers should be aware that certain applications for development on this site which impact on the openness of the Green Belt or on playing fields may lead to a requirement for the local planning authority to consult the Secretary of State. Developers may wish to build in an allowance for this in their development programme.





Appendices

The following policies and guidance have been identified as likely to be relevant in the determining of planning applications for redevelopment on the Alderley Park site. Other policies may also be applicable in certain circumstances.

Policies

MACCLESFIELD BOROUGH LOCAL PLAN, 2004

Green Belt

POLICY GC1

The boundaries of the green belt are shown on the proposals map. Within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:

1. Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)
2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it
3. Limited extension or alteration of existing dwellings, subject to policy GC12
4. The replacement of existing dwellings, subject to policy GC11
5. Limited infilling within the settlements of Gawsworth,

Henbury, Lyme Green and Sutton provided that the development is in scale and character with the settlement in question

6. Limited affordable housing for local community needs in accordance with policies H8-H10
7. Development within major developed sites which is in accordance with policy GC4.

POLICY GC4

Major developed sites in the green belt are identified on the proposals map. Planning permission will be granted for limited infilling or redevelopment proposals within these sites provided they are in accordance with policy GC3 and meet the following criteria;

Infilling should:

1. Have no greater impact on the purposes of including land in the green belt than the existing development
2. Not exceed the height of the existing buildings
3. Not lead to a major increase in the developed proportion of the site

Redevelopment should:

1. Have no greater impact than the existing development on the openness of the green belt and the purposes of including land in it, and where possible have less
2. Contribute to the achievement of the objectives for the use of land in green belts
3. Not exceed the height of existing buildings
4. Not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity

5. Supplementary planning guidance will be prepared as appropriate to guide the consideration of proposals on the major developed sites in the green belt identified on the proposals map. Proposals for development on major developed sites should be accompanied by a travel plan.

POLICY GC8

The reuse and adaptation of existing buildings in the countryside for commercial, industrial, institutional, recreational uses or as holiday accommodation will not be permitted unless;

1. There is no materially greater impact than the present use on the openness of the countryside
2. The building is of permanent and substantial construction capable of being converted without major or complete reconstruction
3. The form, bulk, and general design of the building is in keeping with its surroundings
4. The proposal respects local building styles and materials. The extension of reused buildings and the associated uses of surrounding land must not reduce the openness of the countryside. Within the green belt such proposals must not conflict with the purposes of including land in it.

POLICY GC9

Where an existing building is not suitable for a business use, the reuse and adaptation of existing buildings in the countryside for residential purposes will be allowed provided that:

1. The criteria in GC8 are met
2. The proposal would not result in isolated residential development, unless the criteria in GC1 are satisfied

3. Any curtilage would not adversely affect the character of the countryside.

POLICY GC10

In the countryside where extensions are proposed to an existing residential institution or as part of the conversion of an existing building to institutional use, the following criteria will apply:

1. Extensions should be well related to the existing building in terms of scale, form and design
2. Extensions should not exceed the height of the existing building.
3. Extensions should not lead to a major increase in the developed proportion of the site (large scale extensions of more than about 30% of the floorspace of the original buildings are likely to be unacceptable)
4. Extensions should not adversely affect the character and appearance of the countryside
5. The use of the extension should be ancillary to the use of the existing building
6. Construction of separate new buildings within the grounds will not normally be acceptable within the green belt, proposals should have no greater impact on the purposes of including land in it than the existing development.

Environment

POLICY NE1

In areas of special county value the borough council will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

POLICY NE2

The borough council will seek to conserve and enhance the diversity of landscape character areas and ensure that any development respects local landscape character.

POLICY NE5

The borough council will promote the conservation and enhancement of historic landscapes, parklands and gardens.

Development which would adversely affect their special historic interest, setting or the enjoyment of any part of their grounds will not normally be allowed.

POLICY NE7

The borough council will seek to retain and enhance existing woodlands by woodland management.

Development which would adversely affect woodlands will not normally be permitted.

POLICY DC63

Development will not be permitted unless practicable and effective measures are to be taken to treat, contain or control any contamination including landfill gas so as not to:

- A) Expose the occupiers of the development and neighbouring land uses including in the case of housing, the users of gardens, to unacceptable risk
- B) Threaten the structural integrity of any building built, or to be built, on or adjoining the site
- C) Lead to the contamination of any watercourse, water body or aquifer
- D) Cause the contamination of adjoining land or allow such contamination to continue remedial measures should be completed in accordance with a scheme to be agreed with the local planning authority.

POLICY NE11

The borough council will seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect nature conservation interests will not normally be permitted.

POLICY NE12

Development will not be permitted which would adversely affect sites of special scientific interest, grade a county sites of biological importance and local nature reserves managed by local authorities and by the Cheshire wildlife trust. Unsympathetic development on adjacent sites will not normally be permitted.

POLICY NE13

Development will not normally be permitted which would adversely affect grade b and grade c county sites of biological importance.

POLICY NE14

Development proposals which involve the loss of ponds, wetlands, heathlands, ancient woodlands or ancient grassland together with newly created habitats will not normally be allowed and their conservation will be encouraged.

POLICY NE15

The borough council will seek to create or enhance habitats in reclamation schemes, public open spaces, education land and other land held by local authorities and will develop nature trails, interpretative and educational facilities where appropriate.

POLICY NE17

In major developments in the countryside, the borough council will seek improvements for nature conservation, tree planting and landscaping and will negotiate appropriate legal agreements to secure the implementation of these improvements by the developer.

POLICY NE18

The borough council will seek to ensure that all residents have an accessible area of nature conservation interest within reasonable walking distance of their homes. Where a proposal is required to provide open space and landscaped areas in accordance with the development plan, development which proposes such areas will normally be permitted.

POLICY DC9

Development which would result in:

1. Direct loss of; or
2. A threat to the continued wellbeing of; or
3. An unsatisfactory relationship with trees or woodland which are the subject of a tree preservation order, or which are considered worthy of protection, will not be allowed, except in the following circumstances:
 - (A) where the trees or woodland are no longer of sufficient amenity value; or
 - (B) where the removal of trees or woodland is in accordance with current arboricultural or silvicultural best practice; or
 - (C) exceptionally where mitigation provides an identifiable net environmental gain.

POLICY DC17

Development will not normally be allowed which would:

1. Be in areas liable to flooding
2. Cause loss of access to watercourses for future maintenance
3. Cause loss of natural flood plain
4. Lead to inadequate surface run-off provision
5. Result in the extensive culverting of watercourses
6. Affect the integrity of fluvial defence.

POLICY DC18

Where appropriate, development should incorporate sustainable urban drainage systems to bring about a reduction in flood risk.

POLICY DC19

Development which would damage groundwater resources or prevent the use of those resources will not normally be allowed.

POLICY DC20

Development which would have an adverse impact on the quality of watercourses will not normally be allowed and in cases where sites are known to be, or strongly suspected of being contaminated, developers must carry out:

1. A site investigation to assess the nature and degree of land contamination
2. Agree a set of remedial measures to deal with any hazard to safe-guard future development and neighbouring uses.

Heritage**POLICY BE2**

The borough council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.

POLICY BE3

Development will only be permitted in or adjoining a conservation area which preserves or enhances the character or appearance of the conservation area. Special attention will be paid to matters of bulk, height, materials, colour and design.

POLICY BE15

The repair and enhancement of buildings of architectural and historic importance (listed buildings) will be encouraged. Development in accordance with the development plan which secures such improvements will normally be permitted.

POLICY BE16

Development which would adversely affect the setting of a listed building will not normally be approved.

POLICY BE17

Consent for the demolition of a listed building will not normally be granted.

POLICY BE18

Listed building consent for alteration, including partial demolition and extensions, will only be granted if the borough council is satisfied that the architectural and historic integrity of the building will be maintained, and that

no original or other important features of the building will be destroyed. Proposals to alter or extend should normally satisfy the following criteria:

1. Extensions must respect the character and scale of the original building and not be allowed to dominate it
2. Replacement doors, windows and other features in non traditional materials will not be permitted
3. Particular attention must be paid to the retention of the original plan form, roof construction and interior features, as well as the exteriors of listed buildings
4. Extensions will normally be required to be built of materials matching those of the original building
5. Flat roofed extensions to pitched roof buildings will not normally be permitted

POLICY BE19

The change of use of buildings of special architectural or historic interest may be permitted providing the following criteria are met:

1. The buildings would be preserved
2. The proposed change of use and conversion work would preserve the character of the building
3. The proposed use would not detract from the setting of the building
4. The proposed development complies with the terms of other local plan policies
5. The use would not lead to a demand for large scale extensions or for additional buildings in the grounds

POLICY BE21

The borough council will promote the conservation enhancement and interpretation of sites of archaeological importance and their settings. Development which would adversely affect archaeological interests will not normally be permitted.

POLICY BE23

Developments which would affect other sites of archaeological importance may be refused. Permission will only be granted where it can be demonstrated that measures of mitigation will ensure no net loss of archaeological value.

POLICY BE24

Developments which would affect sites of known or suspected archaeological importance, or areas of archaeological potential, may require the submission by the applicant of an archaeological evaluation of the site or area, prior to the application being determined.

Design

POLICY BE1

The borough council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:

1. Reflect local character
2. Respect form, layout, siting, scale and design of surrounding buildings and their setting
3. Contribute to a rich environment and add to the vitality of the area

4. Be human in scale and not normally exceed 3 storeys in height
5. Use appropriate materials

POLICY DC1

The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.

POLICY DC2

Proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.

POLICY DC5

The design and layout of new development should incorporate measures to improve natural surveillance and reduce the risk of further crime.

POLICY DC35

Materials and finishes used in housing schemes should create a good balance between unity and variety by utilising within a group of houses a limited range of materials and finishes.

POLICY DC8

Where appropriate, applications for new development must include a landscape scheme which should meet the following criteria:

1. Achieve a satisfactory balance between the open space and built form of development
2. Should enhance the quality of the layout, setting and design of the development

3. Provide effective screening to neighbouring uses where appropriate
4. Retain existing trees and shrubs as appropriate
5. Retain and enhance areas of nature conservation importance
6. Utilises plant species which are in sympathy with the character of the existing vegetation in the general area and the specific site
7. Make satisfactory provision for the maintenance and after care of the scheme.

POLICY DC37

1. The landscaping scheme should be an integral part of the housing layout and relate to the built form of the development
2. Landscaped areas should have a clear purpose (e.g. private but unenclosed space, private and enclosed space, access and circulation areas, and public space), they should be adequate and appropriate for the intended use
3. In the case of large housing schemes, structural landscaping should be used to subdivide the site into a sequence of smaller areas
4. Existing healthy trees, hedges and shrubs and areas of nature conservation interest should normally be retained and incorporated into the landscaped structure
5. New planting should comprise native species wherever possible and the type of species should be related to the purpose of the landscaped area. In larger blocks of planting, species which will enhance the wildlife potential should normally be planted

6. Conditions relating to the following will normally be imposed:
 - (I) protection of existing trees, hedges and shrubs
 - (II) implementation of the landscape scheme
 - (III) aftercare and replacement of trees or plants (for five years).

POLICY DC38

Housing development should meet the guidelines of space between buildings as set out in table 4 unless the design and layout of the scheme and its relationship to the site and its characteristics, provides a commensurate degree of light and privacy between buildings.

Recreation and Tourism

POLICY RT3

The borough council will seek the retention and continued use of recreational facilities associated with redundant educational establishments or other premises. Development which would lead to the loss of such facilities will not normally be permitted.

POLICY RT5

The borough council minimum standards for open space provision are as follows:

1. 2.43 Hectares of outdoor playing space per 1,000 population.
2. 0.8 Hectares of amenity open space per 1,000 population and that such open space should:
3. Be conveniently and safely accessible for the intended users

4. Be satisfactorily integrated with surrounding developments
5. And in the case of amenity open spaces respect natural features

And that in any development proposals the borough council will seek to secure the provision of outdoor playing space and amenity open space by planning obligations.

POLICY DC40

1. Informal play provision should be provided as follows:
 - (I) at the rate of 12.5 sq metres per family dwelling (i.e. Two bedrooms or more)
 - (II) either separately located or by combining the informal play provision with other local open space
 - (II) either separately located or by combining with some formal play provision
 - (IV) in a location which avoids hazard for children.
2. Formal play provision (equipment provided) should be provided at the rate of 7.5 Sq metres per family dwelling subject to the following:
 - (I) 25% of the provision should be for younger children (up to the age of 6 years) and 75% of the provision should be for older children (7 years upwards)
 - (II) a minimum provision of 100 sq metres for younger children and 400 sq metres for older children
 - (III) the play area should be within easy and safe reach for the intended users and should be at intervals of not more than half a mile
 - (IV) the site should be safe, comfortable and intrinsically interesting for the user and be subject to informal surveillance

(V) formal play provision for older children shall not be located in close proximity to dwellings where this would create a nuisance for the occupiers

3. Amenity open space should be provided at the rate of about 20 sq metres per dwelling and should incorporate natural features of interest where possible
4. Sheltered housing schemes will be required to provide appropriate amenity space consistent with the requirements of the development and the character of the area.

POLICY RT7

The borough council will seek to create a network of cycleways, bridleways and footpaths.

Major elements will be:

1. The creation of the “Macclesfield Way” forming a circular route around Macclesfield
2. The further development of a route alongside the River Bollin
3. The creation of routes alongside the River Dean, Bollington and the River Dane
4. The creation of links with existing routes and between major visitor attractions 5 the continuation within the borough of recreation routes proposed by adjoining authorities

POLICY RT8

Encouragement will be given for the public to gain access to wider areas of countryside for informal recreational purposes. Proposals will be subject to green belt, countryside and conservation policies.

POLICY RT13

The borough council will encourage improvements to services and facilities associated with existing tourist attractions and the provision of new tourist attractions based on the character of the plan area provided that:

1. There is no conflict with the green belt, countryside and conservation policies of the local plan
2. The scale and character and location of the development is appropriate
3. There is no harm to the character of the area
4. There is no adverse impact on existing residential amenity
5. Development control policies are met

POLICY RT17

The reuse or adaptation of existing rural buildings for recreational or tourism purposes will normally be permitted subject to the criteria set out in policy GC8 and the approval of proposals for short term holiday accommodation will normally include conditions or be the subject of legal obligations to restrict the occupancy of the premises.

POLICY DC33

Proposals for new outdoor commercial recreation facilities such as golf driving ranges or extensions to existing uses will be assessed against the following criteria:

1. There should be no significant harm to an area of special county value for landscape, to other areas of landscape value or to historic parkland
2. The site should not lie within a designated conservation area or a site of archaeological importance

3. The site should not lie within an area designated as a site of nature conservation importance
4. The design, siting, scale and materials of any necessary buildings or structures should harmonise with the existing landscape setting of the site and should not significantly harm or detract from the visual character of the site and its surroundings. Wherever possible new buildings should be sited in close proximity to existing non-residential/non-sensitive buildings to minimise visual impact
5. Associated development should be ancillary in scale to the main use of the site. The use of existing buildings for ancillary uses will be encouraged in preference to the construction of new buildings
6. The site should be able to accommodate any necessary lighting without undue intrusion or significant adverse impact upon the immediate locality or wider environment
7. The proposal should not result in significant adverse impact upon existing residential amenity
8. Car parking provision and access into the site should be to the satisfaction of the local planning authority. The site should have good access to an existing network of main roads (A roads)
9. Full details of existing and proposed contours, public rights of way, tree and vegetation cover and proposed landscaping should be submitted with the application.

Housing

POLICY H2

New residential development should create an attractive, high quality living environment by:

1. Creating places and spaces with the needs of people in mind
2. Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality
3. Creating safe designs and layouts
4. Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups
5. Giving priority to the needs of pedestrians rather than the movement and parking of vehicles
6. Having regard to any immediate neighbouring buildings, streets and spaces
7. Including sufficient open space and recreation provision
8. Greening the residential environment by the retention and planting of trees, landscaping and other greening.

POLICY H5

Proposals for the development of windfall housing sites will be assessed against the following criteria:

1. The location and accessibility of the site to jobs, shops and services by modes other than the car, and the potential for improving such accessibility
2. The capacity of existing and potential physical and social infrastructure

3. The ability to build communities to support new physical and social infrastructure and to provide sufficient demand to sustain appropriate local services and facilities
4. The physical and environmental constraints on development of land, including the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change
5. Whether the site is allocated for any other purpose in the local plan

POLICY H13

Development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.

POLICY DC3

Development, including changes of use, should not significantly injure the amenities of adjoining or nearby residential property or sensitive uses due to:

1. Loss of privacy
2. Overbearing effect
3. Loss of sunlight and daylight
4. Noise, vibration, smells fumes, smoke, soot, ash, dust or grit.

Employment

POLICY E1

Both existing and proposed employment areas will normally be retained for employment purposes. Planning permission for new development will normally be granted in accordance with policies E3-E5, on a scale appropriate

to the size and character of the area. Large scale warehousing will not normally be permitted.

POLICY E2

On existing and proposed employment land, proposals for retail development will not be permitted. Proposals for businesses where there is an element of mixed retail and business use may be permitted if the retail element is ancillary to the other use(s) and having regard to:

1. Whether suitable sites and premises are available elsewhere; and
2. The quantitative and qualitative supply of employment land in the area

Shopping

POLICY S7

Proposals for new local shops should normally be located adjacent to existing shopping areas or parades. Elsewhere new local shops will not normally be permitted unless the following criteria are met:

1. There is a local need that cannot be met by existing provision in the area
2. There are no vacant shop premises in the vicinity that could accommodate the proposed use
3. There would be no significant impact on the amenities of any residential accommodation in the neighbourhood (in particular the establishment of shops in terraced properties adjoining residential accommodation will not normally be permitted).

Access and Movement

POLICY T1

The borough council will seek to enhance the integration of modes of transport, encourage the use of public transport and ensure that a balance is maintained between safety and movement and the need to protect and enhance the natural and built environment. Proposals for new transportation schemes will be judged against the following criteria:

1. Significant integration within and improvements to the transport system are achieved
2. Non-essential traffic is discouraged from residential areas
3. Safety is improved for pedestrians, cyclists and road users
4. Noise, congestion and pollution are reduced in residential or shopping areas
5. Protection and enhancement of the environment.
6. The extent to which it integrates with land use.

POLICY T2

The borough council will support the provision of public transport through the following measures:

1. Encouraging public transport links with new development
2. Maintaining bus access to Macclesfield, Wilmslow and Knutsford town centres
3. Developing (in partnership with Cheshire County Council) a bus interchange facility with centralised bus

information in Macclesfield town centre

4. Traffic management to facilitate the efficient movement of public transport such as bus priority measures
5. Ensure that taxi stands are convenient to major sources of demand
6. Special needs transport to be supported such as the dial a-ride scheme
7. The improvement of public transport access to and the improvement of existing railway stations and retention of associated car parking
8. Encourage the provision of private sidings and facilities for loading and unloading rail-borne freight where appropriate
9. Creating and improving multimodal public transport interchanges at Macclesfield railway station, and other locations where appropriate

POLICY T3

The borough council will seek to improve conditions for pedestrians by:

1. Improving the existing footpath network
2. Creating routes between the town centres, car parks and transport interchanges
3. Creating routes through housing and employment areas
4. Extending the River Bollin walkway particularly in Macclesfield
5. Creating pedestrian routes between existing and new open spaces and the countryside

6. Creating safer routes to school where new development is proposed, appropriate provision for pedestrians will be required.

POLICY T4

Where appropriate, the borough council will negotiate for adequate provision for people with restricted mobility in determining:

1. Site layouts
2. The relationship between buildings and their car parking areas
3. Public access points, particularly to shops and other services and facilities
4. Pedestrian priority schemes.

POLICY T5

Development proposals will make provision for cyclists in accordance with policy IMP2. In particular:

1. The design, location and access arrangements of development should promote cycling; and
2. The following should be provided:
 - (A) convenient, safe and secure cycle parking, and cycle storage facilities at transport interchanges
 - (B) convenient, safe and secure cycle parking in town centres
 - (C) cycle routes and cycle priority measures, integrated with other activity to promote personal safety
 - (D) contributions to the national and local cycle networks and links to them.

POLICY T6

The borough council will support other highway improvement schemes which reduce accidents and traffic hazards. Where new development is proposed, developers should provide for safe and convenient access to the highway network and where appropriate, make contributions towards necessary off site highway improvements.

POLICY DC6

Where appropriate new developments should normally meet the following circulation and access criteria:

1. Vehicular and pedestrian access should be safe and convenient, particularly by the adequate provision of visibility splays
2. Access to bus routes should be incorporated in layouts
3. Provision should be made for access by special needs groups
4. Provision should be made for manoeuvring vehicles, separate service arrangements, sufficient space to enable all parking and loading to take place off the street, vehicles must be able to enter and leave in a forward direction
5. Provision should be made for access for service and emergency vehicles.

POLICY DC36

1. Road layouts should incorporate traffic calming measures to discourage through traffic and excessive speed, minimise inconvenience or disturbance to residents and roads should occupy the minimum space to meet their functions
2. Housing layouts of exceptional quality, dependent on non standard highway designs, may be permitted provided that the layout is adequate, safe and acceptable to the highway authority
3. The design and materials of surfaces, particularly shared surfaces, should be harmonised with those of the buildings.

Services and Infrastructure**POLICY IMP1**

The borough council will expect planning applications for the development of sites to include within them provision for the infrastructure consequences. Such provision may include:

1. On-site facilities directly related to the proposed use in the interests of comprehensive planning.
2. Off-site facilities necessary as a result of the development in order to avoid placing an additional burden on the existing community. Due to local circumstances, it may be necessary in some cases to view individual applications collectively in assessing off-site infrastructure requirements.

POLICY IMP2

1. Where a proposed development would give rise to the need for transport measures, facilities or improvements, and where clearly justified and in accordance with statutory and policy tests:
 - (1) Conditions will be imposed to require on-site transport measures and facilities as part of the development, or to prohibit development on the application site until an event occurs; and
 - (2) Planning obligations will be negotiated to secure contributions towards improvements to public transport, walking or cycling, where such measures would be likely to influence travel patterns to the site, either on their own or as a package of measures.
2. Where proposed development is likely to have significant transport implications, transport assessments and travel plans will be required to accompany planning applications.
3. In assessing whether a proposed development would give rise to the need for transport measures, facilities or improvements, and in determining the nature and scope of contributions, regard will be had to transport assessments and travel plans.

POLICY DC15

In cases where new infrastructure is required before development can proceed, a condition will be imposed to ensure that the development proceeds in accordance with the provision of new infrastructure and facilities.

CHESHIRE EAST LOCAL PLAN STRATEGY (DRAFT)

The wording of the relevant policies in the emerging Cheshire East Local Plan has not been replicated here given the emerging status of this document. Applicants should confirm the status of the Cheshire East Local Plan and the current wording of all emerging policies and have regard to these in developing proposals. At the time of writing the site is allocated as an 'Opportunity Site' within the Green Belt within this plan under policy CS29. This policy and others likely to be the most relevant in determining applications for development on this site are as follows:

Policy CS 29 Alderley Park Opportunity Site

The Council will support development on this site to create a life science¹ park with a focus on human health science research and development, technologies, and processes, where criteria 1-5 below are met:

1. Development shall be:
 - i. For human health science research and development, technologies and processes; or
 - ii. For residential or other high value land uses demonstrated to be necessary for the delivery of the life science park² and not prejudicial to its longer term growth; or
 - iii. For uses complimentary to the life science park and not prejudicial to its establishment or growth.
2. Development shall be in accordance with the site Masterplan/Planning Brief.
3. Construction of new buildings for uses in criterion 1 above shall be restricted to the Previously Developed Land (PDL) on the site unless:
 - i. very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and
 - ii. the equivalent amount of PDL on the site is restored to greenfield status, to an equivalent or better quality than that other land.
4. Development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development.
5. Development shall preserve or enhance the significance of Listed Buildings and other Heritage and Landscape assets on and around this site.

¹ The life sciences industry is defined by the application of Biology, covering medical devices, medical diagnostics and pharmaceuticals, through to synthetic and industrial biotechnology. (Strategy for UK Life Sciences, March 2012, Department for Business Innovation and Skills).

² In the context of this policy 'demonstrated to be necessary' is envisaged as releasing funds to subsidise and thus enable the delivery of the life science park.

Policy MP 1 Presumption In Favour Of Sustainable Development

Policy PG 3 Green Belt

Policy SD 1 Sustainable Development In Cheshire East

Policy SD 2 Sustainable Development Principles

Policy IN 1 Infrastructure

Policy IN 2 Developer Contributions

Policy EG 1 Economic Prosperity

Policy EG 2 Rural Economy

Policy EG 3 Existing & Allocated Employment Sites

Policy EG 4 Tourism

Policy SC 1 Leisure And Recreation

Policy SC 2 Outdoor Sports Facilities

Policy SC 3 Health And Well-Being

Policy SC 4 Residential Mix

Policy SC 5 Affordable Homes

Policy SE 1 Design

Policy SE 2 Efficient Use Of Land

Policy SE 3 Biodiversity And Geodiversity

Policy SE 4 The Landscape

Policy SE 5 Trees, Hedgerows And Woodland

Policy SE 6 Green Infrastructure

Policy SE 7 The Historic Environment

Policy SE 9 Energy Efficient Development

Policy SE 12 Pollution, Land Contamination and Land Instability

Policy SE 13 Flood Risk And Water Management

Policy CO 1 Sustainable Transport And Travel

Policy CO 2 Enabling Business Growth Through Transport Infrastructure

Policy CO 4 Travel Plans And Transport Assessments

Links To Further Relevant Documents & Advice

National

NATIONAL PLANNING POLICY FRAMEWORK

<https://www.gov.uk/government/publications/nationalplanning-policy-framework--2>

ODPM CIRCULAR 06/2005 BIODIVERSITY AND GEOLOGICAL CONSERVATION

<https://www.gov.uk/government/publications/biodiversity-andgeological-conservation-circular-06-2005>

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

http://www.legislation.gov.uk/ukxi/2010/490/pdfs/ukxi_20100490_en.pdf

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

http://www.legislation.gov.uk/ukxi/2011/1824/pdfs/ukxi_20111824_en.pdf

ENGLISH HERITAGE GUIDANCE ON ASSESSING IMPACTS OF DEVELOPMENT ON THE SETTING OF HERITAGE ASSETS

<http://www.helm.org.uk/guidance-library/setting-heritage>

[assets/](#)

<http://www.helmorg.uk/guidance-library/seeing-history-view/>

SPORT ENGLAND POLICY AND GUIDANCE

<https://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/>

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

ADVICE ON PROTECTION OF ANCIENT WOODLANDS

<http://www.forestry.gov.uk>

Local

CHESHIRE EAST LOCAL LANDSCAPE DESIGNATIONS STUDY, 2013

<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

CHESHIRE LANDSCAPE CHARACTER ASSESSMENT, 2008

http://www.cheshireeast.gov.uk/environment_and_planning/heritage_natural_environment/landscape/landscape_character_assessment.aspx

SECTION 106 (PLANNING) AGREEMENTS SPG, 2004

http://www.cheshireeast.gov.uk/planning/spatial_planning/planning_policy_document_index.aspx

INTERIM PLANNING STATEMENT ON AFFORDABLE HOUSING, 2011

http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/additional_planning_policies/planning_guidance_and_briefs/affordable_housing_

statement.aspx

ALDERLEY PARK BIODIVERSITY ACTION PLAN

http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/nature_conservation/nature_conservation.aspx

EMPLOYMENT LAND REVIEW, 2012

http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/employment_land_review_2012.aspx

CHESHIRE EAST ECONOMIC DEVELOPMENT STRATEGY, 2011

http://www.cheshireeast.gov.uk/business/business_information/economic_development_strategy.aspx

CHESHIRE EAST RIGHTS OF WAY IMPROVEMENT PLAN 2011-2026

<http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s10142/14%20-%20ROWIP%20Appendix%201.pdf>

Appendix B

Parking Standards

The following parking standards are used by Cheshire East Council when determining applications for new developments and are included in the emerging Cheshire East Local Plan Strategy (Submission Version) 2014. Developers are advised to check whether there have been any updates to these standards prior to submitting applications.

The Council will accept representations to vary from car parking standards on a site-by-site basis with reference to evidence obtained locally or from a suitable data source (e.g. TRICS) outlining predicted parking profiles that would allow departures from these Standards.

Residential standards are minimum standards, for all other uses the standards should be regarded as recommended levels. Regard will also be given to: availability and cost of parking spaces on site and close by; the frequency of local public transport; access to safe walking and cycling routes; operational needs of proposed developments; and relationship between different land uses.

Land Use	Parking Standard
A1	
Non Food Retail	1 space per 20m ²
Open Air Markets	3 spaces per vendor
DIY Store	1 car space per 25m ² / 1 lorry space per 500m ²
Retail Parks	Individual assessment based against use-classes and location
Food Retail	1 space per 14m ²
A2	
Financial Professional Services	1 space per 30 m ²
A3	
Restaurants	1 space per 5m ² of public floor area
A4	
Pubs	1 space per 5m ² of public floor area
A5	
Fast food Drive Through	1 space per 7.5m ²
B1	
General Industry	First 295m ² - 1 per 30m ² , then 1 per 50m ²
B8	
Storage and Distribution	Warehouse Storage - 1 per 80m ² and 1 lorry space per 200m ² Warehouse Distribution - 1 per 60m ² and 1 lorry space per 200m ²
C1	
Hotels and Motels	1 space per bedroom
C2	
Hospitals	1 space per 2 residents and 1 per 3 beds
Sheltered Accommodation	Residents - 0.5 per unit and 1 per 3 units for visitors Staff - 1 per resident staff and 1 per 2 non-resident staff

Land Use	Parking Standard
Extra Care	Residents - 0.5 per unit and 1 per 3 units (for visitors) Staff - 1 per resident staff and 1 per 2 non-resident staff Facilities (open to non residents) - 1 per 4 m ² of floor space used for this purpose
Residential Homes and Nursing Homes	Residents - 1 per 3 beds Staff - 1 per resident staff and 1 per 2 non resident staff
Purpose Built Student Accommodation	Residents - 1 space per 3 bedrooms Staff - 1 per resident staff and 1 per 2 non resident staff
C3 & C4	
Dwelling Houses and Houses in Multiple Occupation	Principal Towns & Key Service Centres: 1 bedroom - 1 space per dwelling; 2+ bedrooms - 2 spaces per dwelling Remainder of Borough: 1 bedroom - 1 space per dwelling; 2/3 bedrooms - 2 spaces per dwelling; 4/5+ bedrooms - 3 spaces per dwelling
D1	
Medical and Health Facilities	1 per 2 staff and 4 per consulting room
Creche, Day Nursery, Day Centre, Primary/Junior School	1 per staff and 3 additional spaces for visitors and safe picking up / dropping off point
Secondary Schools	1 per 2 staff and 5 spaces (less than 1200 students) or 10 spaces (more than 1200 students) and 1 per 10 sixth form students and safe picking up / dropping off point. Consider bus facilities, drop off / pick up
Higher and Further Education	1 per 2 staff and 1 per 15 students
Art Galleries, Museums and Libraries	1 per staff and 1 per 30m ² of public floor area, or 1 per staff and 1 per 15m ² up to 300m ² of public floor area and 1 per 50m ² over 300m ² public floor area
Public or Exhibition Hall	1 per staff and 1 per 4m ² public floor area
Places of Worship	1 per 5 seats
D2	
Leisure	Individual assessment based on use - See Cheshire East Parking Standards Guidance Note for details and recommended standard for a variety of land uses
Cinema	1 per staff and 2 for buses/coaches and 1 per 3 seats

- Standard parking bays are 4.8m x 2.5m. Within car parks, aisle widths should be a minimum of 6.9m for two-way routes and 6m for one-way routes
- On developments with 20 or more communal parking spaces, provision should be made for the specific use of Powered Two Wheeler vehicles or PTWs.
- For car parks with up to 50 car spaces one motorcycle space (3m x 1.5m) must be provided with 2% provision against car space numbers thereafter, in a safe and secure location.
- Domestic garages should have minimum clear internal dimensions of 2.7 m x 5.5 m

Appendix C

Building Schedule (October 2013)

Bldg Code	Building Name	Description	Year of Construction	GEA (m ²)	GIA (m ²)	NIA (m ²)
AP001	Block 1	Office Accommodation	1961	3,901	3,758	2,871
AP002	Block 2	Research laboratory	1961	2,680	2,475	1,703
AP003	Block 3	Research laboratory	1990	12,623	12,022	6,188
AP005	Block 5	Research laboratory	1998	1,261	1,226	912
AP006	Block 6	Mixed laboratory and office facility	1991	223	202	170
AP008	Block 8	Mixed laboratory and office facility	1961	7,827	7,304	4,998
AP009	Block 9	Energy Centre & Waste Disposal Facility	1961	831	782	35
AP009A	Block 9A Joggers	Portakabin		55	41	4
AP009B	Block 9B Portakabin	Portakabin				27
AP009C	Block 9C Portakabin	Portakabin				27
AP009D	Block 9D Portakabin	Portakabin				27
AP010	Block 10	Engineering Workshops	1961	2,937	2,767	1,926
AP011	Block 11	Office Accommodation	1987	7,334	6,940	5,576
AP012	Block 12	Mixed laboratory and office facility	1961	5,641	5,342	3,698
AP013	Block 13	Office Accommodation	1961	1,181	1,093	967
AP014	Block 14	Research laboratory	1966	4,706	4,492	2,736
AP015	Block 15	Mixed facility		32,806	27,556	23,873
AP017	Block 17	DNA Archive Facility	2000	743	722	624
AP018	Block 18	Computer Suite	1969/89	1,370	1,300	373
AP018A	Block 18A	Infrastructure	1992	159	285	0
AP019A	Block 19A	Research laboratory	1970	3,271	3,105	1,903
AP019B	Block 19B	Research laboratory	1970	3,807	3,622	2,669
AP019C	Block 19C	Research laboratory	1970	3,285	3,115	1,860
AP019D	Block 19D	Research laboratory	1977	3,112	2,953	1,914
AP020	Block 20	Office Accommodation	1970	2,167	2,141	1,807
AP021	Block 21	Research laboratory	1970	4,888	4,579	3,294
AP021X	Block 21X	NMR Facility	1988	1,012	926	536
AP021Y	Block 21Y	Office Accommodation	1988	577	556	487
AP022	Block 22	Research laboratory	2008	8,868	8,672	5,537
AP023	Block 23	Office Accommodation	2000	10,522	10,749	6,387
AP024	Block 24	Research laboratory	1987	10,781	9,638	5,720
AP025	Block 25	Research laboratory	1987	2,551	2,379	1,151
AP026	Block 26	Office Accommodation	1990	6,153	5,699	4,556
AP027	Mereview Restaurant	Mereview Restaurant	1990	3,886	3,580	2,454
AP028	Conference Centre	Conference facility	2008	2,071	1,961	1,335
AP030	Block 30	Atrium	2003	6,405	5,799	4,612
AP031	Mereview Car Park	Tiered car park		13,222	19,580	154
AP033	Block 33	Research laboratory	2003	8,293	7,840	5,424
AP035	Block 35	Research laboratory	2003	6,883	6,488	3,843
AP041	Block 41	Research laboratory	2011	6,603	6,366	3,802
AP050	Block 50	Research laboratory	2003	5,214	4,764	2,857
AP051	Block 51	Atrium	2004	2,841	2,491	2,056
AP052	Block 52	Research laboratory	2004	8,060	7,560	4,387
AP053	Block 53	Research laboratory	1990	508	488	400
AP061	Block 61	33Kv Primary Switch House	2007	496	460	0
AP063	Block 63 APEC	Energy Centre	2005-2009	2,658	2,250	197
AP065	Parkview Car Park	Tiered car park		11,714	14,239	0
AP066	Mereside Solvent Store	Mereside Solvent Store		110	96	95
AP066A	Fire Foam Generation store	Infrastructure		7	6	0
AP067	Generator House	Infrastructure		163	145	0
AP068	Switch room AP1	Infrastructure		62	50	0
AP069	Construction Block 69	Portakabin		268	250	226

AP080	Block 80	Office Accommodation		489	452	342
AP081	Block 81	Office Accommodation	1997	238	219	157
AP088	Farmstead Switch room	Infrastructure		7	6	0
AP089	Pump House	Infrastructure		16	14	0
AP090	Parklands	Office Accommodation	2002	13,563	12,845	9,562
AP091	Switch room AP1	Infrastructure		115	101	0
AP092	Fire Training Area	Infrastructure		4	33	33
AP099	PRV Station	Infrastructure		6	6	0
AP102	Block 102	Research laboratory & industrial	1999	6,539	6,363	4,824
AP104	Block 104	Research laboratory & industrial	1991	9,236	8,641	2,543
AP105	Block 105	Research laboratory & industrial	2002	3,389	3,266	2,064
AP107	Block 107	Workshop		860	790	534
AP108	Block 108	Food store	1961	741	572	562
AP109	Block 109	Logistics Facility		725	683	589
AP110	Block 110	Waste Handling Facility		574	533	396
AP111	Watergarden Restaurant	Watergarden Restaurant		1,801	1,713	1,441
AP112	Stanley Arms	Stanley Arms		277	253	218
AP113	Sir James Black Conf.	Conference Centre	1819	300	194	176
AP114	Green Room	Green Room	1819	255	212	130
AP115	Upper Courtyard	Office Accommodation	1813	1,135	941	807
AP116	Alderley House	Office Accommodation	1963	17,340	16,081	13,479
AP117	Print Unit	Infrastructure	1968	907	877	729
AP117A	Joggers Shower	Portakabin		36	33	2
AP118	Motorcycle Shed	Infrastructure		28	26	26
AP119	Dovecote	Dovecote		30	21	21
AP120	Loggia	Office Accommodation		115	89	64
AP121	Southbank	Office Accommodation	1987	1,110	1,082	996
AP147	Farm	Infrastructure		442	419	33
AP148	Farm - Sheep Building	Infrastructure		1,207	1,164	1,159
AP149	Farm - Hay & Fodder Store	Infrastructure		207	218	218
AP150	Church Lodge	Church Lodge	1817	217	178	169
AP151	Bollington Lodge	Bollington Lodge		154	120	103
AP152	Eagle Lodge	Eagle Lodge		78	56	45
AP153	Eagle Cottage	Eagle Cottage		219	193	182
AP154	Effluent Pump House	Infrastructure		18	11	0
AP155	Effluent Pump House	Infrastructure		17	15	0
AP157	Reservoir Pump House	Infrastructure		360	16	0
AP158	Waste Disposal Facility	Infrastructure		17	13	12
AP159	Gatehouse North	Security Gate House North	1991	63	53	46
AP160	PRV Station Bollington Lodge	Infrastructure		6	6	0
AP161	Meadow Cottage	Office Accommodation	1813	165	137	113
AP162	Alderley Mews	Office Accommodation	1813	607	518	407
AP163	Archive Building	Archive Building	1997	223	199	198
AP164	Waterloo Barn	Infrastructure	1813	361	278	230
AP165	Gatehouse South	Security Gate House South	1999	96	71	57
AP167	Old Garden Shop	Infrastructure		50	50	50
AP170	Mulberrys	Sports and leisure complex	1995	3,307	2,182	1,723
AP171	Groundsman Building	Infrastructure		35	32	32
AP172	Cricket Pavilion	Infrastructure		54	31	2
AP173	Garden Cottage	Mathews Cottage		183	142	131
AP174	Cricket Pavilion	Infrastructure		80	77	75
				294,737.4	283,082.3	171,078.2

C Appendix C





North of the site

Planning documentation

The following documents are likely to be required to accompany future planning applications.

- Part 1 Application Forms
- Certificate of Ownership
- Location Plan, scale 1:2500, site edged red, other land in same ownership edged blue
- Existing and proposed site plans
- Existing and Proposed floor plans and elevations
- Street scene perspectives
- Environmental Statement*
- Tree Survey and Tree Report
- Landscape and Visual Impact Assessment
- Landscape Masterplan
- Landscape Design Report (to include a landscape strategy and landscape design principles for each Development area and other site compartments - parkland, woodlands, etc)
- Ecological Report(s)
- Planning Statement
- Design and Access Statement
- Heritage Statement **including Historic Landscape Assessment and Conservation Management Plan**
- Sustainability Statement
- Framework Travel Plan
- Transport Assessment
- **Parking Strategy**
- Drainage and Flood Risk Reports
- Contaminated Land Reports
- Employment Land Report
- Sports Needs Assessment
- Statement of Community Involvement
- Viability Appraisal **and Business Planning Model**
- Draft legal agreement

The Council's validation checklist can be found on the Council's website at the following link:-

http://www.cheshireeast.gov.uk/environment_and_planning/planning/planning_application_advice/making_a_planning_application/what_do_i_need_to_submit.aspx

*ENVIRONMENTAL STATEMENT

The ES is a legal requirement for large development proposals. It is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the Council. Environmental Statements tend to be highly technical and lengthy documents. To make these more accessible to the non-professional reader there is a requirement for a Non-Technical Summary to also be submitted.

The Environmental Statement should describe the likely environmental effects of the redevelopment both during demolition and construction works and also when the development is complete. It should be looked at issues such as Transportation and Access, Noise and Vibration, Air Quality, Ground Conditions and Contamination, Surface Water Resources and Flood Risk, Visual Impact, Archaeology and Cultural Heritage, Ecology, and Cumulative Impacts. Measures which have been taken to avoid or reduce negative effects to the environment (i.e. mitigation measures) are identified where necessary.

Appendix E

Additional Points raised by Interested Parties to Consider when Drawing up Proposals.

ROUTES AND LINKAGES

East Cheshire Ramblers and others have suggested the following linkages may be particularly welcomed:

- Footpath radiating north east to link with Hocker Lane (Nether Alderley Bridleway BR39) and Over Alderley footpath FP13;
- Footpath radiating south east to join Nether Alderley footpath FP30 and Over Alderley footpath FP19;
- Footpath radiating north west to join Nether Alderley footpath FP33, Nether Alderley footpath FP34 and Nether Alderley footpath FP22;
- Dedicated footpath and cycleway inside perimeter wall adjacent to A34 linking Nether Alderley footpath FP30 and Nether Alderley footpath FP26;
- A footpath route linking the site to Nether Alderley Mill;
- Pedestrian routes inbetween individual housing areas.

All footpaths referenced above can be viewed at <http://maps.cheshire.gov.uk/CE/interactivemapping/#> and are indicatively shown in Figure 4.2.

ECOLOGY

Developers may wish to contact the British Trust of Ornithology for further advice regarding herons on this site.

WATER MANAGEMENT

United Utilities have requested the LPA point out that there are water mains and sewers present within and adjacent to the site that may need to be protected or diverted and any detrimental impact to this infrastructure

during development will need to be repaired at the cost of the developer. In addition, should network reinforcement be required to provide water to the site, this will also be at the cost of the developer. United Utilities offer a fully supported mapping service and recommend the applicant contact their Property Searches Team on 0870 751 0101 to obtain maps of the site. United Utilities also recommend that the developer contact them to discuss proposals at the earliest opportunity. United Utilities further recommend that surface water associated with any new development should be managed in accordance with the Surface Water Hierarchy with surface water discharged in the following order of priority:

- An adequate soakaway or some other form of infiltration system;
- An attenuated discharge to water course;
- An attenuated discharge to public surface water sewer;
- An attenuated discharge to public combined sewer.

Applicants wishing to discharge surface water to the public sewer will need to submit clear evidence to United Utilities demonstrating why alternative options are not available. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. Given the scale of the site, it may be necessary to ensure the drainage proposals are part of a wider, holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years of construction. On greenfield sites, applicants will be expected to demonstrate that the current natural discharge solution from a site is at least mimicked. On previously developed land, applicants should target a reduction of surface water discharge.

Landscaping proposals should consider what contribution the landscaping of a site can make to reducing surface water discharge. The treatment and processing of surface water is not a sustainable solution. Surface water should be managed at source and not transferred. Every option should be investigated before discharging surface water into a public sewerage network. A discharge to groundwater or watercourse may require the consent of the Environment Agency.



Alderley Park Development Framework Statement of Consultation

May 2015

1 Introduction

- 1.1 The Alderley Park site at Nether Alderley is of importance to the sub-regional economy as a strategic employment site. When, in 2013, AstraZeneca's announced the planned withdrawal of their research and development function from the Alderley Park site and their sale of the site, the Council therefore resolved to produce a planning guidance document to help guide the future repurposing of the site. This is the function of the Alderley Park Development Framework.
- 1.2 The Cheshire East Local Development Framework Statement of Community Involvement (SCI) adopted on 14th October 2010, sets out how Cheshire East Borough Council will consult when producing planning documents including Supplementary Planning Documents.
- 1.3 Whilst the Alderley Park Development Framework is not intended to have the full status of a Supplementary Planning Document, it has been subjected to a significant degree of consultation and publicity broadly in line with that carried out for Supplementary Planning Documents as set out in the SCI.
- 1.4 This Statement sets out the details of publicity and consultation undertaken to prepare the Cheshire East Borough Council Alderley Park Development Framework and outlines the key changes made to the Framework as a result of responses received pursuant to that consultation.

2 Consultation during pre-production stages

Consultation with key stakeholders through the Alderley Park Taskforce

- 2.1 In spring 2013, when AstraZeneca announced their intentions to withdraw their research and development function from the Alderley Park site by 2016, a taskforce comprising key stakeholders from the public sector, industry, and academia, was established to consider how best to secure sustainable high value employment and investment at this major employment site. The Taskforce commissioned studies to understand the implications of AstraZeneca's decision and to predict demand for floorspace for life science activities on the site going forward. They also established a shared vision for the site, based on their

extensive knowledge of the sector, the sub-regional economy and having regard to the studies they had commissioned. Aside from the Leader of Cheshire East Council, the Taskforce comprised:

- The Government's Life Sciences Adviser
- The Vice President of AstraZeneca
- The Chair of Cheshire and Warrington Local Enterprise Partnership
- The Leader of Manchester City Council
- The Member of Parliament for Macclesfield
- The Chair of BioNow
- The President and Vice Chancellor, Manchester University (also a Non-Executive Board member of AstraZeneca)

2.2 The Alderley Park Development Framework (Consultation Draft) has been drawn up with the intention that it fully accords with and supports the realisation of the vision of this Taskforce.

Public consultation through the Local Plan Consultation process

2.3 As the vision of the Alderley Park Taskforce emerged, it was translated into an draft spatial planning policy in the emerging Cheshire East Local Plan Strategy put out to public consultation in the **Cheshire East Pre-Submission Core Strategy** in November 2013. The form of that draft policy for the Alderley Park Site (Pre-Submission Core Strategy policy CS29) is set out in **Appendix A**. The consultation on the Cheshire East Pre-Submission Core Strategy took place between 5 November and 16 December 2013 and included the following:

- Stakeholders were invited by e-mail or letter to make representations, with full details of the consultation being available on Cheshire East's website. The e-mails were sent to 10,490 e-mail addresses and the letter was sent to 1,736 consultees, without an e-mail address. All stakeholders are registered on Cheshire East's Consultation Portal. All Cheshire East Council Members and Town and Parish Councils in and adjoining Cheshire East were also sent e-mails and letters.
- The Pre-Submission Core Strategy was accessible through Cheshire East Council's Consultation Portal. Copies were also made available at all of the libraries in the Borough and at the Council's Customer Service Centres in Crewe and Macclesfield, Cheshire East Council's offices in Sandbach and the Planning Help Desk, Municipal Buildings, Crewe. Comments forms were also made available to take away at the above venues. Further copies were provided to all Cheshire East Council Members, all Town and Parish Councils, all MPs that cover the Cheshire East area, along with Natural England, English Heritage, the Environment Agency and Natural Resources Wales.
- A press release which resulted in a number of articles being published in the press, as well as local radio coverage of the consultation and a number of articles placed on various local websites.

- 2.4 As a result of this extensive public consultation process on the Pre-Submission Core Strategy consultation 8,585 comments were received. Of these 74 comments are recorded on the consultation portal in relation to the proposed wording of draft policy CS29 relating to the allocation of Alderley Park as an Opportunity Site.
- 2.5 Key issues raised related to:
- General support for retention of Life Science facility on the site;
 - More mixed response to concept of mixed redevelopment on the site but some support in a number of representations for the concept of limited housing supporting life sciences;
 - Concern regarding any scope for development on currently undeveloped areas of the site;
 - Concerns regarding impact on the character of Nether Alderley;
 - Concern regarding negative impact on infrastructure, doctors, schools, traffic and parking congestion;
 - Some objections to any or significant housing development (some representations raised no objections to housing provided it was limited to previously developed parts of the site);
 - Less commonly, some objectors suggested more of the site should be given over to housing and less to employment given the brownfield nature of this site and the pressure for housing on other sites (greenfield) in the Green Belt elsewhere;
 - Requests for reference to housing development to be made more explicit in the policy;
 - Requests for leisure facilities for the whole community, enhancements to nature conservation and provision for a quality hotel.
- 2.6 All representations were taken into account and, having regard to representations, policy CS29 was further refined to the form outlined in the **Cheshire East Local Plan Strategy - Submission Version** set out at **Appendix B**. As can be seen when comparing the two versions of this policy, key changes include more explicit reference to housing for clarity, and reference to proposals not being prejudicial to the longer term growth of life sciences. These changes resulted from reconsideration of the policy in light of the representations which had been received at that stage.
- 2.7 The Local Plan Strategy - Submission Version was also published for a six-week period prior to submission, during which time people were able to put forward representations that they wished to be considered by the Planning Inspector as part of the Local Plan Strategy examination process. The consultation on the Cheshire East Local Plan Strategy - Submission Version took place between 14 March 2014 and 25 April 2014 and included the following:

- The document was made available to view on the Council's website together with supporting documentation. Copies were also made available at all of the libraries in the Borough and at the Council's Customer Service Centres in Crewe and Macclesfield, Cheshire East Council's offices in Sandbach and the Planning Help Desk, Municipal Buildings, Crewe. Further copies were provided to all Cheshire East Council Members, all Town and Parish Councils, all MPs that cover the Cheshire East area, along with Natural England, English Heritage, the Environment Agency and Natural Resources Wales.
- A Statutory Notice was published in the local press.
- The Report on Consultation for this document sets out that notification of the formal 6 week period for representations was sent to all those registered on the Council's Consultation Portal including emails sent to 10,490 e-mail addresses and letters to 2370 consultees.

2.8 As a result of this further consultation exercise 3,402 representations were received.

2.9 Key issues raised in this consultation exercise in relation to CS29 relate to:

- Significant level of support for development of Alderley Park as a world class science park
- Some objections to any development other than for life science activities;
- Some suggestions alternative employment uses would be preferable to housing;
- Some suggestion any residential development on this site would be contrary to the NPPF and this is not a sustainable location for housing;
- Some questioning whether high value uses such as residential are genuinely required to sustain a life science park when there has been no need for such uses in the past;
- Some suggestions that life science activities on this site should not be limited to human health science activities (the policy does not in fact seek to do this as it allows for 'complementary uses' which would include other appropriate life science activities);
- Questioning the extent of the defined previously developed land particularly with reference to sports pitches;
- Some objection to any reference to development outside previously developed land even in instances where Very Special Circumstances have been demonstrated;
- Concerns over pressure on infrastructure such as local primary school;
- Concerns regarding impact of housing on character of Nether Alderley;
- Request specific reference to need to preserve setting of Nether Alderley Conservation Area.

2.10 Representations submitted in respect of emerging policy CS29 have been taken into account in formulating the Alderley Park Development Framework Consultation Draft and have helped shape the draft document. In particular:

- Concerns expressed regarding development on open sports pitches have led to the Framework setting out that no built development either for life

sciences or housing should be allowed on the cricket pitch on Congleton Road;

- Concerns regarding the inclusion of sports pitches within the defined previously developed land have led to specific clarification for developers that, even though the sports pitches are, on this particular site, considered to fall within the definition of previously developed land, building on the pitches will be considered to represent inappropriate development in Green Belt terms. As such new buildings on any pitches could only be considered acceptable if convincing very special circumstances were demonstrated;
- Concerns that housing should in no way restrict employment growth nor result in expansion of the previously developed land, has led to the Framework seeking to ensure the core life science area around Mereside is reserved for Life Science focused activities;
- In light of requests for enhancement of nature conservation and leisure facilities, the Framework seeks to clearly encourage this.

3 Consultation on Alderley Park Development Framework (Consultation Draft)

- 3.1 On 6th January 2015 Cheshire East Council Cabinet approved the Alderley Park Development Framework (Consultation Draft) as a draft document to be subjected to public consultation. The Cabinet agreed the draft document should be made available in a range of formats in public buildings and online for a period of 6 weeks, and that the consultation period should be advertised in the press in line with the Council's Statement of Community Involvement.
- 3.2 The Council's Statement of Community Involvement sets out that for formal Supplementary Planning Documents the following will be undertaken by way of consultation prior to adoption:
- Hard copies of the draft document and associated documentation will be made available for inspection at Council offices at Westfields Sandbach, Town Hall Macclesfield and Delamere House Crewe as well as at Cheshire East Libraries;
 - The draft document and associated documents will be published on the Council's website and consultation portal;
 - Public notices will be placed in newspapers and on the Council's website;
 - A press release will be issued;
 - Letters or emails will be sent to those on the LDF database.

- 3.3 In addition, the SCI sets out that further consultation activities may be carried out in the form of exhibitions, presentations, questionnaires/surveys, focus groups or workshops and theme based fora.
- 3.4 Although the Alderley Park Development Framework is not to be adopted as a formal Supplementary Planning Document, public consultation on the draft document has been carried out to a similar level as follows:
- Hard copies of the draft document and associated documentation were made available for inspection at Council offices at Westfields Sandbach, Town Hall Macclesfield, and Delamere House Crewe, as well as at Cheshire East Libraries;
 - Hard copies were sent to Nether Alderley and Over Alderley Parish Councils and the adjoining parish councils;
 - The draft document and associated documents were published on the Council's website and consultation portal;
 - A drop in exhibition/question and answer session was held in Nether Alderley Parish Hall with invitations to attend sent to the following parish councils: Nether Alderley, Prestbury, Over Alderley, Alderley Edge, Chorley, Chelford, Siddington, Henbury as well as to immediate site neighbours by letter and local site notices;
 - Emails were sent to those on the LDF database with an email address, which currently amounts to over 11,000 addresses;
 - Letters were sent to key organisations on the LDF database without registered email addresses;
 - Notices were placed in the Macclesfield Express, the Wilmslow Express and on the Council's website (Copied at appendix C);
 - A press release was issued to the Macclesfield Express and Wilmslow Express (Copied at Appendix D).
- 3.5 A full 6 week period was allowed for consultation.
- 3.6 Representations have been submitted electronically via the consultation portal, by letter, and in comments slips at the drop in event. All representations submitted in response to the consultation within the specified period have been logged and carefully considered by officers. The consultation draft version of the Framework has then been reconsidered in light of representations received and a number of changes made to the draft document to form the recommended final version.
- 3.7 A summary of key issues raised as a result of consultation and of changes to the framework resulting are set out in the Table at Appendix E.

Appendix A

Extract from Cheshire East Local Plan Pre-Submission Core Strategy, November 2013

Site CS 29: Alderley Park Opportunity Site

15.376 Alderley Park is an existing employment site located to the south east of Nether Alderley, occupied by the worldwide pharmaceutical company AstraZeneca. Whilst the site currently provides 2,900 jobs, (81) the majority of which are highly skilled research and development posts, AstraZeneca has announced plans to scale down its facility at Alderley Park. There is therefore a need to reconsider the future of this strategic employment site.

15.377 As a previously-developed site within the Green Belt, it is not proposed to alter the existing Green Belt boundary at Alderley Park.

Site CS 29

Alderley Park Opportunity Site

The Council will support the redevelopment of the Alderley Park site subject to all of the following criteria being met:

1. Uses should be for Science for Life activities (82). Other uses will be supported where it has been demonstrated that they are either:
 - i. necessary for the delivery of Science for Life activities; (83) or
 - ii. complementary to Science for Life activities, and are in accordance with the Site Masterplan / Planning Brief.(84)
2. Development is restricted to the Previously Developed Land (PDL)(85) on the site unless:
 - i. very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and
 - ii. the equivalent amount of PDL on the site is restored to greenfield status, to an equivalent or better quality than that other land.
3. Development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development;
4. Development is of a quality which respects the heritage and landscape assets on this site and accords with the principles set out in the Site Masterplan/Planning Brief

(81) AstraZeneca (www.astrazeneca.co.uk/astrazeneca-in-uk/our-uk-sites), September 2013

(82) The life sciences industry is defined by the application of Biology, covering medical devices, medical diagnostics and pharmaceuticals, through to synthetic and industrial biotechnology. (Strategy for UK Life Sciences, March 2012, Department for Business Innovation and Skills).

(83) In the context of this policy this is envisaged as comprising limited high value uses which would release funds used to subsidise the development of Science for Life activities

(84) It is intended that a Masterplan, Planning Brief or similar document be developed and adopted as an Supplementary Planning Document or similar, to provide guidance on the development and design principles for this site, and to define the heritage and landscape assets.

(85) The PDL has been defined by the Council as shown on the plan accompanying this policy

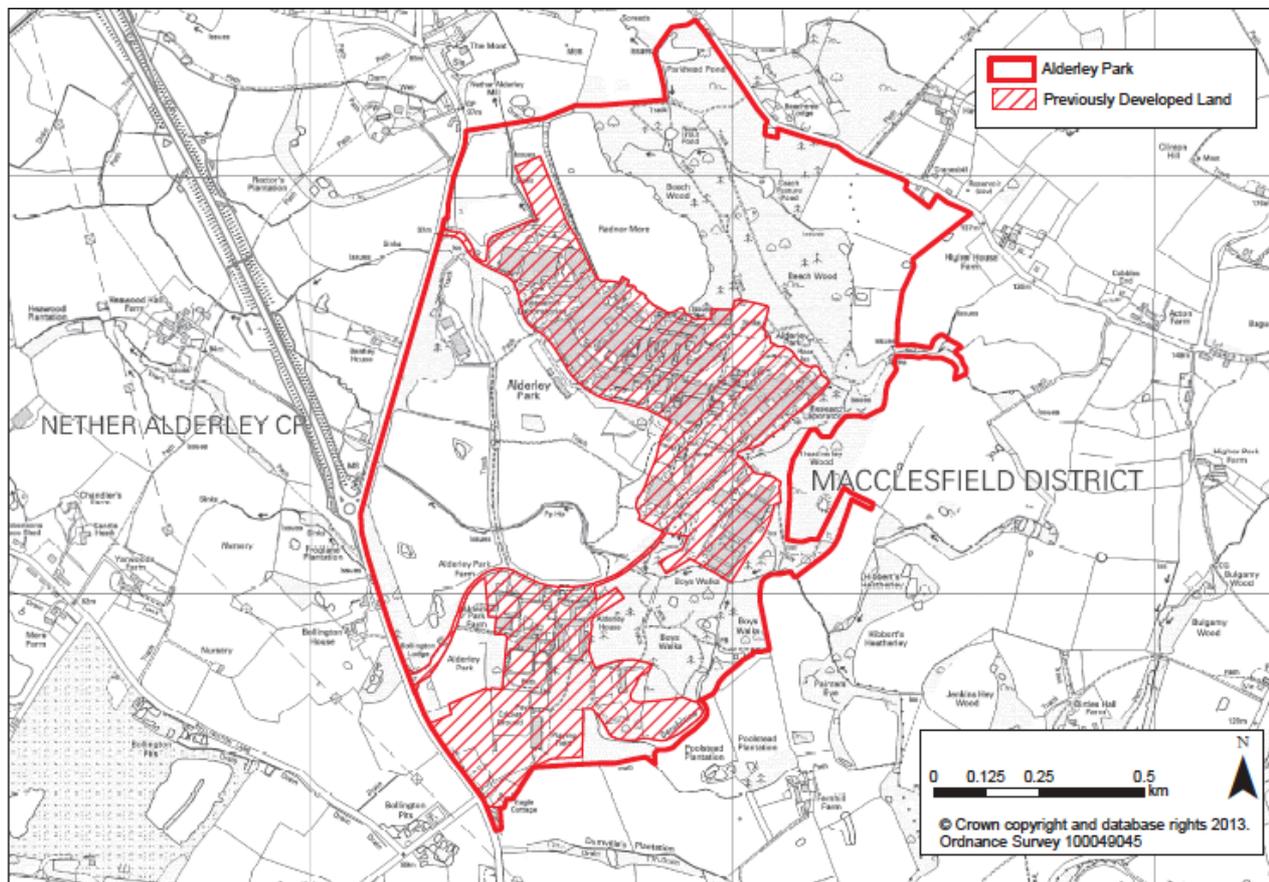


Figure 15.50 Alderley Park Opportunity Site

Appendix B

Extract from Cheshire East Local Plan Strategy- Submission Version, March 2014

Site CS 29: Alderley Park Opportunity Site

15.396 Alderley Park is an existing employment site located to the south east of Nether Alderley, occupied by the worldwide pharmaceutical company AstraZeneca. Whilst the site currently provides approximately 2,900 jobs(96), the majority of which are highly skilled research and development posts, AstraZeneca has announced plans to scale down its facility at Alderley Park. There is therefore a need to reconsider the future of this strategic employment site.

15.397 As a previously-developed site within the Green Belt, it is not proposed to alter the existing Green Belt boundary at Alderley Park.

Site CS 29

Alderley Park Opportunity Site

The Council will support development on this site to create a life science(97) park with a focus on human health science research and development, technologies, and processes, where criteria 1-5 below are met:

1. Development shall be:
 - i. For human health science research and development, technologies and processes; or
 - ii. For residential or other high value land uses demonstrated to be necessary for the delivery of the life science park(98) and not prejudicial to its longer term growth; or
 - iii. For uses complimentary to the life science park and not prejudicial to its establishment or growth.
2. Development shall be in accordance with the site Masterplan / Planning Brief(99)
3. Construction of new buildings for uses in criterion 1 above shall be restricted to the Previously Developed Land (PDL)(100) on the site unless:
 - i. very special circumstances are demonstrated to justify use of other land on this site outside the PDL; and
 - ii. the equivalent amount of PDL on the site is restored to greenfield status, to an equivalent or better quality than that other land.
4. Development would not have a greater impact on the openness and visual amenity of the Green Belt and the purposes of including land within it than existing development.
5. Development shall preserve or enhance the significance of Listed Buildings and other Heritage and Landscape assets on and around this site.

96 AstraZeneca (www.astrazeneca.co.uk/astrazeneca-in-uk/our-uk-sites), September 2013

97 The life sciences industry is defined by the application of Biology, covering medical devices, medical diagnostics and pharmaceuticals, through to synthetic and industrial biotechnology. (Strategy for UK Life Sciences, March 2012, Department for Business Innovation and Skills).

98 In the context of this policy 'demonstrated to be necessary' is envisaged as releasing funds to subsidise and thus enable the delivery of the life science park.

- 99 It is intended that a Masterplan, Planning Brief or similar document be developed and adopted as a Supplementary Planning Document or similar, to provide guidance on the development and design principles for this site and to define the heritage and landscape assets and complimentary uses.
- 100 The PDL has been defined by the Council as shown on the plan accompanying this policy

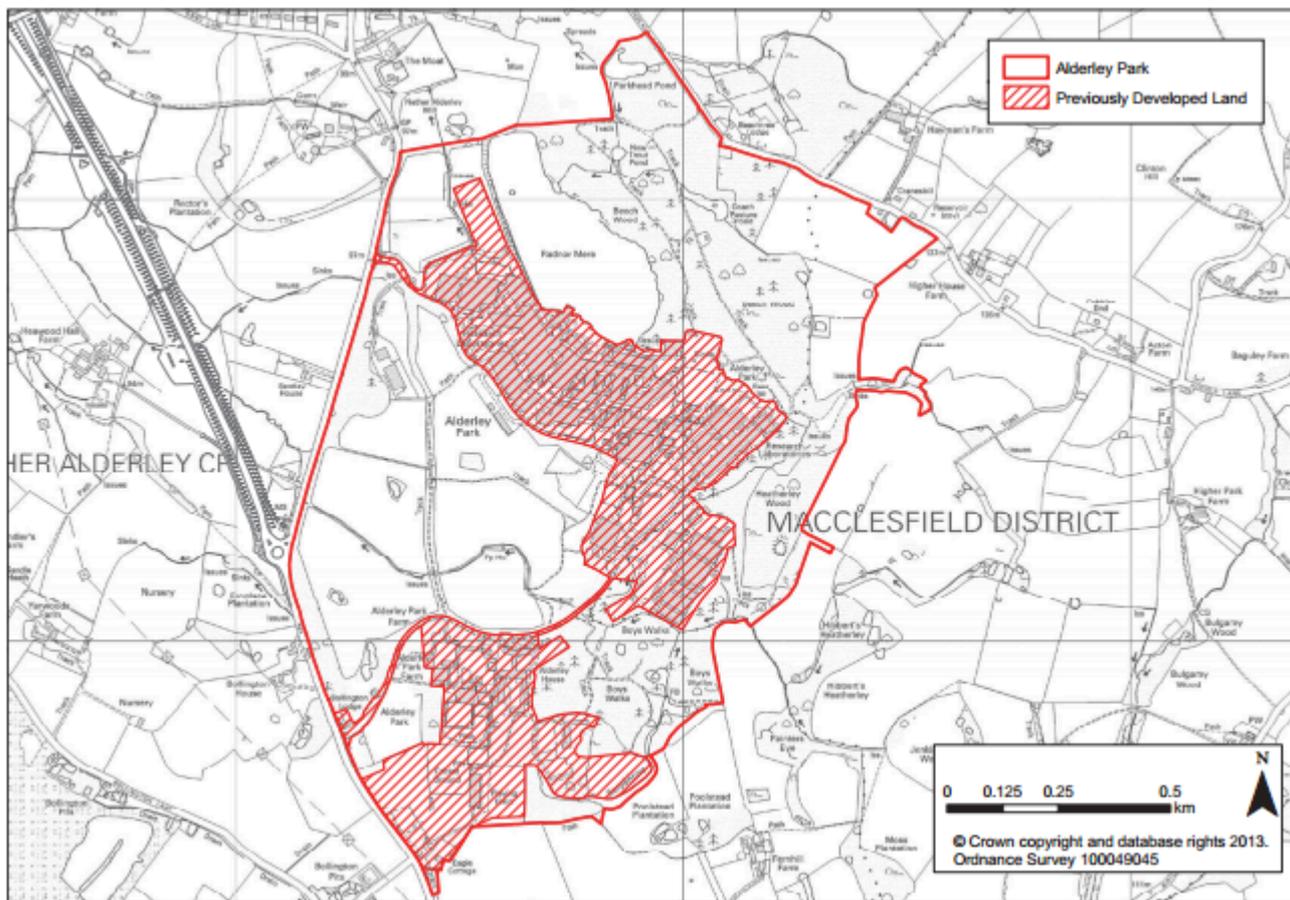
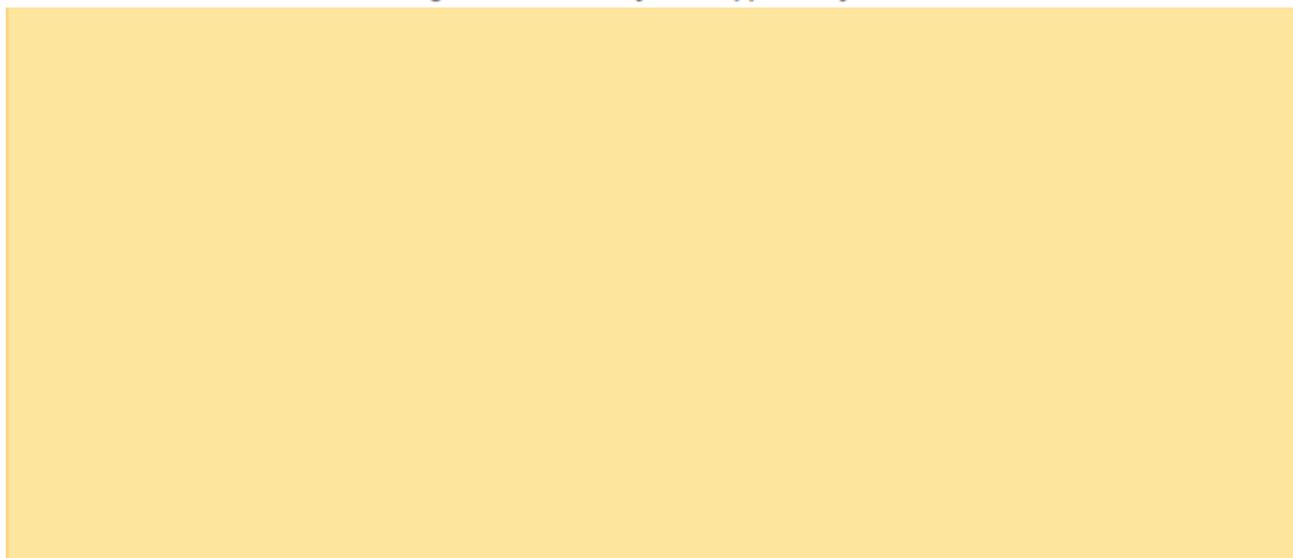


Figure 15.50 Alderley Park Opportunity Site



Appendix C

Public Notice advertising Consultation on
Draft Framework**CHESHIRE EAST
BOROUGH COUNCIL****Draft Alderley Park Development
Framework**

Notice of arrangements for public consultation on proposed planning guidance document
Notice is hereby given that Cheshire East Borough Council is preparing a planning guidance document in relation to land at Alderley Park, Nether Alderley, Macclesfield, Cheshire, SK10 4TF, to be known as the 'Alderley Park Development Framework'.

The Framework will provide planning guidance relevant to potential development on the Alderley Park site.

For six weeks between 30th January 2015 and 13th March 2015, Cheshire East Council are inviting comments on this draft planning guidance document.

The draft Alderley Park Development Framework and supporting documentation, will be available to view during this period at:

- <http://cheshireeast-consult.limehouse.co.uk/portal/planning/dfb/alderleypark>
- Cheshire East libraries
- Cheshire East Headquarters, Westfields, Sandbach
- Town Hall Macclesfield
- Delamere House Crewe.

Representations should be made either:

- online at: <http://cheshireeast-consult.limehouse.co.uk/portal/planning/dfb/alderleypark>
- by letter to: Jo Wise, CEC Spatial Planning Team, c/o C/O Municipal Buildings, Earle Street, Crewe CW1 2BJ.

Representations must be received no later than 5pm on 13th March 2015. All representations received by the deadline will be considered and will help to inform preparation of the final version of the document.

Any representation submitted in relation to the draft planning guidance document may also be accompanied by a request to be notified of the adoption of the document.

www.cheshireeast.gov.uk

Appendix D

Press release on Public Consultation

Public consultation commences on development framework for Alderley Park January 26, 2015

A six-week consultation period on the draft development framework for Alderley Park will commence on Friday, January 30, 2015.

Comments are invited from technical bodies, amenity groups, residents, businesses, developers and anyone with an interest in the planning and development of this 400-acre strategic employment site.

The draft framework outlines Cheshire East Council's expectations for future development on the site following the planned withdrawal of AstraZeneca's research and development function.

It outlines the ambition for Alderley Park to continue as a world class life science centre, reconfigured from a single user to a hub for life science activities. It also aims to clarify the parameters for any future development which may come forward on the site.

Manchester Science Partnerships (MSP), the new owner of Alderley Park, is proposing to invest some £107m over 10 years to improve the site, repurpose buildings to make them suitable for multi-occupancy, decommission redundant facilities, and maintain and improve key assets to retain the site's world class R&D capabilities.

As set out in the framework, there may be scope for development for alternative uses on the site, including residential, to create a mix of uses which will provide income to support the establishment of the life science hub.

Rowena Burns, Chief Executive Officer of MSP, said: "The future of Alderley Park as a high quality bioscience centre is vitally important to the local economy.

"Since MSP purchased the site we have been working on how we can deliver the high-quality, sensitive and appropriate development within the site necessary to secure that future."

Councillor Michael Jones, Leader of Cheshire East Council said: "Our aim is to create an independent, self-sustaining, world-class hub for life sciences, while also protecting the heritage of this unique site.

"The early signs are very promising and we hope that with the right planning framework in place we can ensure this site remains a strategic life science site of world-class quality."

Anyone interested can [view the draft framework at Moderngov](#). Copies will also be available to view in Cheshire East libraries and at council offices in Macclesfield, Crewe and Sandbach.

Comments and representations can be made between Friday, January 30 and March 13, 2015, either:

- online at - [Cheshire East consultations portal](#)
- by letter - to Jo Wise, CEC Spatial Planning Team, c/o Municipal Buildings, Earle Street, Crewe CW1 2BJ.

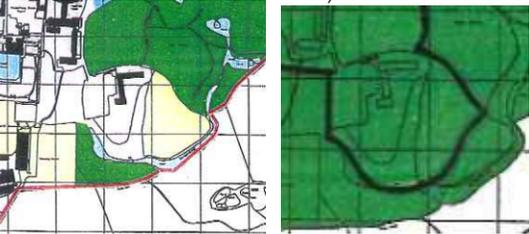
Appendix E

Summary of issues raised in representations and changes made in response

Issues/comments raised (in summary)	Action/Response	Changes
<p>Concept of Life Science Park</p>		
<p>General strong support for Life Science Park to retain opportunities for skilled employment including representations from a number of key bodies including:</p> <ul style="list-style-type: none"> • Greater Manchester LEP strongly supportive of Life Science Park on this site and see it as complementary to other scientific and technology economic assets in Greater Manchester. Also stress maintaining momentum is critical • East Cheshire Chamber of Commerce and Enterprise stress the importance of this site remaining at the forefront of scientific research and the significant impact the loss of jobs resulting from AstraZeneca's withdrawal will have on the wider economy. Welcome the Framework as an important step forward and recognise the need to generate funds from high value uses to secure the future of the site. Fully support the aims of the Framework. • Nether Alderley Parish Council in full support of the objective to establish and grow a Life Science Park and to increase skilled employment and job opportunities in Life Sciences • Warrington Chamber of Commerce totally support the proposals for Alderley Park • AstraZeneca write in support of the Framework as a key part of the Taskforce Vision • MSP support the Framework as outlining a plan which will enable them to make the life science agenda central to the success of the site • Recent Parish Survey shows 95% of local people support a Life Science Park 	<p>Support noted.</p> <p>In view of the apparent strength of support for Life Sciences on this site the Land Use Policy section in the Draft Framework has been amended to place additional emphasis on this being the overall aim and desire. In addition definition of life sciences now included to improve clarity.</p>	<p>Page 11 - additional sentences added to place more focus on life science uses being particularly desirable.</p> <p>Page 53 - footnotes from CS 29 added to clarify emerging policy</p>
<p>Some comments received regarding focus on life sciences/human health sciences:</p> <p>Some support for this not becoming a general office park, however view also expressed that park should not be restricted to Life/Bio Science and that if demand is not sufficient for Life Sciences the site should be opened to other science research.</p>	<p>Whilst the Framework specifically seeks to encourage life science focused uses it does not preclude other science research activities which would complement the science park.</p>	
<p>Suggestion that long term plan should be in place to detail how Life Sciences to be supported long term and that there should be a back up plan to address the threat of long term vacancy/deterioration if buildings are not taken up by the market</p>	<p>Additional text has been inserted into the Framework to make it clear that a business plan will be required alongside a viability report to accompany planning applications seeking to justify any housing on the basis of them supporting Life Sciences. MSP has confirmed that should the Life Science Park not be a success in the long term then they would seek to utilise the existing B1 lawful use of the buildings to bring in a wider range of business uses.</p>	<p>Pages 13, 40 and 62 - Requirement for submission of business plan inserted.</p>
<p>Comment that the need to find a positive outcome for the site should not be seen as an opportunity to allow unfettered development and reference to recent Parish Survey shows around half of local people oppose new commercial development in the Green Belt</p>	<p>The Framework seeks to impose strict controls over the parameters of potential new buildings within the Green Belt. It makes clear Green Belt planning policy will be applied and any development which would be classed as 'inappropriate' in Green Belt terms will only be allowed if justified by very special circumstances in accord with normal national and local Green Belt policy. Changes made to Masterplan to reduce areas shown as potentially suitable for housing.</p>	

Concept of Increased public access	Action/Response	Changes
<p>Some limited concern expressed that opening access could jeopardise security at the park and hence reduce attractiveness to some occupiers. Vast majority of representations support increased public access through/in the site with linkages to existing recreational routes in the locality, including the following:</p> <ul style="list-style-type: none"> Recent Parish Survey suggests 87% of local people welcome public access The Edge Association supports increased access and leisure facilities Cheshire East Local Access Forum (CELAF) support general approach to increase access to the public and suggest routes across the site should be multi-user suitable for pedestrians/cyclists/horse riders/carriages and disabled users and enable connections with routes such as Laureen's ride and Cheshire Cycleway. CEC Countryside Access officer notes that improved access within the site will support CECs statutory Rights of Way Improvement Plan and policies within the emerging CELPS which seek to support healthy, active lifestyles and sustainable patterns of development/ access to sustainable means of transport, improving links between neighbourhoods, reducing the need to travel. Suggests both circular routes and connecting routes would be beneficial and promotes a route network which accommodate users of all categories. Specifically draws attention to the very limited routes available in the Borough for riding and carriage drivers. Nether Alderley Parish Council supports opening the park for recreation and installing new footpaths to Nether Alderley Mill, the Mere and the Edge <p>More specific comments on public access include:</p> <ul style="list-style-type: none"> CELAF encourage pedestrian access to Mere if possible. Suggestion that clarification should be sought regarding future long term management of parklands and woodlands and access routes and clarity regarding potential for charges for access and status of routes East Cheshire Ramblers and others suggest particular routes which would be useful: <ul style="list-style-type: none"> Radial footpaths as follows: To NE to join Hocker Lane (BR 39 and OA13), and via Over Alderley footpath 13, bridleway 23 and bridleway 40 to link with the Wizard Trail cycle route and Laureen's Ride. To the SE to join NA30 and OA19, to the SW to join Congleton Road path and to the NW to join NA 33, NA34 and NA22; `A route at the west of the site to link to Nether Alderley Footpath 26 and the Bypass shared cycle pedestrian facility. Pedestrian links between residential areas. Access to Radnor Mere. Radial routes to be joined together with 2 short additional paths to improve connectivity A new footpath/cycleway alongside Congleton Rd within site boundary to link NA30 with NA26 A circular route around the Park A route linking the site to Nether Alderley Mill (and potentially with further parking for the Mill provided on site) Cheshire Gardens Trust support minimum additional paths to avoid damaging the historic parkland and increasing burden of maintenance Comment that Hocker Lane is private and care should be taken regarding impacting on maintenance Request that any footpath link to Hocker Lane does not link by Cranesbill Farm Noted that public access near the Mere could disturb herons in the heronry. 	<ul style="list-style-type: none"> General strong support for public access is noted It is not anticipated that public access would be throughout the entire site. MSP are amongst the UK's largest science park operators and hence will have a good understanding of where public access may prejudice effective operation of the site. It is considered inappropriate for the LPA to seek to influence experienced commercial operators regarding maintaining adequate security for commercial uses. Public access section amended to take account of comments suggesting multi-user routes and specific suggestions submitted regarding particularly useful routes. It should be noted however that this has been added to suggest developers should consider, not to seek to require any particular level of access. Future management of parkland is an issue which could be considered as part of any planning application proposing public access to the site and could be secured at that stage via condition or S106 if justified. A sentence has been added to Landscape Setting and Green Infrastructure section to make clear future maintenance of these areas should be considered by developers when submitting applications. Although Hocker Lane is private this is already a Bridleway and hence public access on foot, by cycle and on horseback is already allowed. The impact of any new footpath on the amenity of neighbours would be considered as part of any planning application proposing that access. With regard to potential impacts on the heronry from public access the Framework already references the need to protect ecological features on pages 27. Consideration has been given to referencing the existence of herons around the Mere and this has now been added. 	<p>Pages 26 - amended to reflect particular suggestions on routes linking with Nether Alderley Mill, the Mere and Alderley Edge.</p> <p>Page 64 - Additional appendix added (Appendix E) giving detailed suggestions regarding provision of specific routes.</p> <p>Page 26 - Fig 4.2 amended to include footpath references as referenced in new Appendix E and link shown to Nether Alderley Mill.</p> <p>Page 27- amended to make reference to need for consideration of maintenance of publicly accessible areas at planning application stage.</p> <p>Page 14 - reference added to existence of herons around the Mere.</p>

Green Belt Issues	Responses	Changes
<p>If the Council considers the Green Belt has outlived its purpose it should amend the boundaries through the Local Plan process</p>	<p>The Framework is not seeking to change Green Belt boundaries but to set out that within Green Belt policy, given that this is a major previously developed site, facing significant changed circumstances since it was allocated for pharmaceutical (B1) purposes that there may be some scope for housing, particularly taking into account the importance of this site to the North West Life Science ecosystem and the desirability of that being maintained if possible. This could be made clearer in the document.</p>	<p>Page 12 - Additional sentence added to para 1 to confirm no changes proposed to the Green Belt boundary in this locality.</p>
<p>The appendices should include detailed coverage of the Green Belt paragraphs of the NPPF.</p>	<p>Page 12 of the Framework references paras 87-90 of the NPPF and further text has been added to this section to clarify that the Council has not at this stage accepted VSC exist justifying inappropriate development in the Green Belt. A link to the NPPF is then also included in Appendix A (page 54). It is not considered necessary to extract all the relevant paragraphs from the NPPF and include into the document when a link is given and the relevant paragraphs have been quoted.</p>	
<p>Green Belt policy should be strictly applied- some of the proposed uses constitute inappropriate development in the Green Belt</p>	<p>Page 12 references the fact that development outside the PDL or in areas within it which are currently relatively open would constitute inappropriate development. Page 13 has been amended to strengthen this</p>	<p>Page 13 - amended with additional paragraph setting out more clearly that VSC will be needed at planning application stage for any 'inappropriate' development in the Green Belt.</p>
<p>The Framework does not sufficiently address how development might impact on the purposes of the Green Belt and the value of the site in Green Belt terms has not been assessed in the Green Belt Assessment undertaken to support the CELPS. This assessment should be undertaken.</p>	<p>The site has not been assessed in the Council's Green Belt Assessment because it is not intended to remove it from the Green Belt. The impact of any development proposal on the Green Belt would be undertaken at planning application stage when details of the scale and exact location of any development are available.</p>	
<p>Visual impact of replacement buildings needs to be properly assessed through appropriate Visual Impact Assessment and heights predicted on site specific view analysis</p>	<p>This would be expected at planning application stage. Appendix D references the need for a Visual Impact Assessment to accompany future planning applications.</p>	
<p>Comments on Very Special Circumstances :</p> <ul style="list-style-type: none"> • Most of the significant factors which are suggested as contributing to very special circumstances are common to many sites and to allow economic circumstances to be argued and very special circumstances (VSC) should only be done in a rigorous way on a case by case basis as individual circumstances come forward. The list of possible VSC should be removed from the document • Para 91 of the NPPF allows for environmental benefits not economic benefits to count as very special circumstances • There is a presumption that very special circumstances exist to justify development when this case has not been proven. 	<p>It is agreed that VSC can only be considered on a case by case basis at planning application stage. Rather than removing the list of possible VSC, additional text can be added to pages 12 and 13 making it clearer that the production of the Framework does not suggest the Council has accepted at this stage that VSC exist and specifying more clearly that this case must be made in detail at planning application stage supported by detailed viability and business model reports. Para 91 does not preclude economic considerations being viewed as VSC.</p>	<p>Pages 12-13 - Text changes to clarify the Council's position that VSC should not be assumed to have been accepted at this stage.</p>

Green Belt Issues continued	Response	Changes
<p>Comments of area of defined Previously Developed Land</p> <ul style="list-style-type: none"> Concern that defined PDL is larger than Major Developed Site boundary in 1999 Development Brief which excluded playing pitches/Suggestion PDL should follow boundary of Major developed Site boundary asset out in the MBLP. National Trust notes the inclusion in Section 3 paragraph 3 (page 12) on Green Belt policy the reference to development on open areas within the PDL still being classed as inappropriate development and supports this paragraph Nether Alderley Parish Council is opposed to any development outside PDL and strongly affirms that temporary car parks and sports pitches should not be classed as PDL Recent Parish Survey suggests 86% want development restricted to 'sites of existing buildings' Recent Parish Survey suggests 85% are concerned that the PDL land swap provision would allow to creep into the Green Belt and representations that land swaps should not be allowed Any play areas should be within PDL 	<p>The boundary of the Major Developed Site as defined in the MBLP does not include most of the sports pitches but does include part of the south east sports pitch and an area of adjacent woodland (see below). The area of woodland is excluded from the PDL boundary.</p>  <p>The Major Developed Site boundary was defined applying the criteria applicable at the time and was not defined as PDL. It dates back to at least 1999. The boundary of the PDL has been drawn up applying the definition of PDL as set out in the NPPF. The NPPF defines PDL as <i>“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”</i> When defining the PDL regard to the fact that the sports pitches on this particular site were provided for the use of employees and were therefore classed as within the curtilage of AstraZeneca. It should be noted however that it is not the case that the Council is suggesting all development within the PDL would be classed as appropriate in Green Belt terms and buildings on sports pitches would normally be considered inappropriate despite being within the defined PDL, aligning with the text in rackets above.</p> <p>The concerns regarding the temporarily approved car park at Mereside have been noted and acted upon with this area - although still currently PDL being removed from the areas suggested as potentially suitable for redevelopment.</p> <p>Concerns regarding 'land swap' are noted. This stems from the draft policy in the emerging CELPS which includes a clause suggesting that even in instances where VSC are demonstrated to justify inappropriate development outside the PDL, land within the PDL should be restored to greenfield status. This goes beyond the requirements of the NPPF and is intended to provide additional security against 'creep'. This clause remains to be tested at examination in public.</p> <p>The position of any play areas to support new development would be considered at planning application stage however the NPPF does allow for provision of appropriate facilities for outdoor sport, outdoor recreation as appropriate development within the Green Belt in certain circumstances.</p>	

Concept of housing	Response	Changes
<p>This development proposal would double the quantum of housing in Nether Alderley placing unacceptable strain on infrastructure and services such as doctors, schools etc</p>	<p>Where there are capacity issues with existing infrastructure and services, it would be expected that developers would pay contributions via a S106 in the normal way to help provide for additional/improved services/ infrastructure.</p> <p>According to the NHS website, Alderley Edge Medical Service are currently accepting new patients. It is also understood from MSP that the current school intake has dropped significantly since the news of AstraZenecas withdrawal.</p>	
<p>Proposed level of development is against the spirit of Green Belts and housing not compliant with NPPF and housing/mixed use would not be in accord with a number of existing MBLP policies or emerging policy CELPS SE7.</p>	<p>Some parts of the site, such as the area to the south east of Mereside currently occupied by large scaled buildings, could be redeveloped with an overall reduction in volume of built development and would likely therefore to be classed as 'appropriate' development in Green Belt policy terms as the NPPF allows the <i>'redevelopment of existing redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'</i>.</p> <p>In more open parts of the site such as on existing pitches, housing would indeed be normally considered 'inappropriate' within the Green Belt. Any applications including significant housing in such areas would only be allowed if the Local Planning Authority were satisfied that very special circumstances existed justifying departure from normal Green Belt policy. This is set out clearly on page 12 of the Framework.</p>	
<p>Concern that housing could restrict the long term expansion of Life Science Park or eventual expansion of developed area. Suggestion that the Council should not commit to allowing housing at such an early stage. Nether Alderley Rural Protection Association (NARPA) suggest the planning timeframe for the site should stretch for 30 years and sufficient land should be reserved for expansion for 30-50 years to avoid future pressure to release more land from the Green Belt to development. They suggest all PDL should be reserved for future expansion of life sciences with a moratorium on any housing for 10 years</p>	<p>There is clearly a balance to be struck between supporting the new site owners to enable the work required to successfully transform this site to a multi user life science park and the desire to avoid the longer term scenario of the parks success being prejudiced by the constraints placed upon it by its Green Belt location. Having regard to the demand study which was commissioned by the Alderley Park TaskForce, it is not considered likely that there would be any need to expand beyond the existing PDL for additional life science space before 2030 even allowing for release of certain areas of the PDL for high value land uses to pump prime the transition of the site. The moratorium suggested would ignore the concern that if the site is not remodelled to become a successful life science site in the short term, much of the skill and knowledge base may become dissipated.</p>	
<p>Other options to secure funding should be explored before land is allowed to be released for housing</p>	<p>There is in effect an inbuilt check on this within the planning application process for any development which would normally be considered inappropriate in the Green Belt. If a sufficiently robust case is not made at planning application stage for a Very Special Circumstances case, permission would not be granted for inappropriate development. Inadequate explanation of alternative options will significantly weaken any very special circumstances case. In addition the emerging policy CS29 seeks to ensure applicants demonstrate high value uses are necessary. If alternative options have not been explored it is difficult to see how development could be argued to be necessary.</p>	
<p>No case has yet been proven that housing is necessary and the Framework is presupposing housing will be a necessity. Other science parks have not found it necessary to develop housing.</p>	<p>No single operator has come forward to purchase the site for Life Science purposes. If AP is to be brought forward as a world class LSP suitable for multiple occupiers it will be necessary to demolish outdated buildings and redevelop parts of the park previously occupied by AZ. Initial viability testing suggests that it will be necessary to bring forward some high value uses, the funds from which are to be released to deliver the world class Science Park. The site owners will pursue both National and International Funding investment, however, the current indication is that there will be a shortage of funds in the shorter term to repurpose the site.</p> <p>Residential uses have helped repurpose other large sites when they have become vacant, especially when looking at harnessing specific specialist employment opportunities.</p>	
<p>NARPA suggest allowing housing for short term profit is an unsound planning objective and there should be disclosure of both the financial gap which exists and other routes to financing which have been explored.</p>	<p>Repurposing part of the site for housing would not be carried out with the intention of providing short term profit. It would be a way of ensuring that redevelopment of the Life Science Park can take place rapidly and maintain momentum in delivering a viable future for the park. Provisions have now been added requiring the submission of a clear business plan to show how funds released from any housing allowed on the basis it is to support the Life Science Park would be ploughed back into the site. Furthermore the Framework is not accepting the case that housing will definitely be required where it would normally be inappropriate, merely that there is potential for this if very special circumstances are adequately demonstrated at planning application stage.</p>	

Comments on housing continued	Responses	Changes
The housing on this site would not meet the criteria for rural exception housing as set out in Policy SC6. The Framework should address each of these forensically	It is correct that the housing would not meet that policy. However, the circumstances of this site are unique and the circumstances of this case MAY justify some housing where it would not normally be allowed.	
Nether Alderley Parish Council and others suggest that should residential development be demonstrated as necessary then the minimum number of houses required should be developed to minimise pressure on locals services. Open market housing should only be allowed on PDL at a level to justify the cross subsidy of on-going biotech functions on the site.	The principle of allowing no more housing than necessary to support the life science park is agreed. It will be necessary to test the quantum of this via detailed viability work at planning application stage. It is not possible to quantify the number of houses required until details of the size of those houses has been set. The Framework does not suggest housing would be allowable in any part of the site which would conflict with normal current planning policy unless it is robustly demonstrated that it is necessary for the cross subsidy of the Life Science Park and robustly demonstrated as such at planning application stage	
Several representations suggest viability work should be made available up front to the community before the Framework/ emerging policy had been drafted/Any housing proposal must be supported by a full development appraisal to demonstrate it is needed for cross subsidy and this should be made explicit in Key principle 1 and section 6.	<p>As the Framework is not necessarily accepting the case that there <u>are</u> very special circumstances which would justify any housing normally considered inappropriate in Green Belt terms it is not necessary for a detailed viability appraisal to have been submitted at this stage. The actual decision as to whether VSC exist to justify any inappropriate development could only be made at planning application stage. Furthermore certain forms of residential development are of course appropriate within the Green Belt. Namely, where they would be built by the partial or complete redevelopment of previously developed sites (brownfield land),(excluding temporary buildings) and would not have a greater impact on the openness of the Green Belt and the purpose of including land within it that the existing development. In addition, the re-use of buildings provided that the buildings are of permanent and substantial construction would also not be inappropriate. The site owners would submit a report on viability to accompany any future planning application, proposing 'inappropriate' housing development on the basis it was needed to support the Life Science park. This would normally be withheld from the public as its disclosure could prejudice commercial interests. The Local Planning Authority would of course ensure that the viability report is appropriately assessed as part of its decision making process.</p> <p>Key principle 1 relates to design however more explicit reference to viability work has been included in section 6.</p>	<p>Page 25 - Additional text added to suggest chosen housing mix should have regard to the desire to maximise funds to support the Life Science Park whilst minimising harm to the openness of the Green Belt.</p> <p>Pages 13 and 42 - additional references inserted relating to the requirement for viability appraisal at planning application stage.</p>
Some positive support for selective well designed housing on this site on the grounds that it should reduce need for release of Green Belt for housing around Macclesfield and request that this is taken into account when allocating sites for development around Macclesfield	Noted	
The site is a not a sustainable location for residential development given the distance to Alderley Edge/services and amenities. A site is being promoted (for removal from the Green Belt) at Ryleys Lane Alderley Edge which is a more sustainable location.	Although the site being promoted at Ryleys Lane, is closer to the centres of Alderley Edge and Wilmslow, its development would not release funds to be used to establish the Life Science Park, neither would any of it be on a significant existing major developed site. A more accessible site is not necessarily more sustainable in the round. development on brownfield land, support for the economy etc are all to be factored in.	
Request for decision makers should take into account the results of recent Parish Surveys which demonstrate a significant majority of local people oppose significant new housing in the area	The results of both the surveys have been considered by officers. The first predates the decision by AstraZeneca to withdraw from this site and hence does not consider the potential for housing on the Astra Zeneca site.	
There are no 'estates' in Nether Alderley creating new housing could create separate communities rather than a healthy integrated community	No reason has been put forward to suggest why new residents would not integrate with existing. Opening the parkland to public access will create new opportunities for the existing and new residents and employees to come together.	

Comments on specific types and areas of housing	Response	Changes
<p>Macclesfield Civic Society suggest consideration to combined live work units especially for start ups</p>	<p>Live work units could be desirable for certain businesses linked to Life Sciences widening the choice if homes are to be allowed on this site. The widening of choice in housing is supported by the NPPF. This is a useful suggestion and reference could be made to the potential for live/work units in the Framework.</p>	<p>Page 25 - Live work units now mentioned as potential means of improving choice of housing types.</p>
<p>Site should provide homes affordable and suitable to young science graduates- small state of the art apartments should be built to rent or buy to attract them in the spirit of the model workers accommodation constructed by the likes of Lord Lever and Sir Titus Salt. The advantages would be huge with people walking to work rather than clogging up roads with commuting traffic and with further facilities such as a school added in time. Such a project would attract attention nationwide./High value housing is not the best choice for this site- good quality middle priced housing to meet the majority of staff to be employed on site should be preferred or risk having a site of 'managers' with no 'workers' (process upwards of £250K suggested)</p>	<p>It is agreed that housing suitable for employees on the site would offer clear benefits in terms of reducing travel to work times. To offer a choice of housing is in line with the NPPF which supports widening the choice of quality homes and encouraging inclusive and mixed communities.</p>	<p>Page 29 - Key principle 5 expanded to encourage any new housing to provide a choice of dwellings of different sizes and prices suitable for a wide range of people of different ages, incomes etc.</p>
<p>Suggestion that there may be a need for elderly persons bungalows in the locality</p>	<p>Noted, reference to housing for all stages of life to be included in final version.</p>	<p>Page 29 - Wording in key principle 5 now references the need for a housing mx suitable for all ages.</p>
<p>Suggestion that the only housing to be allowed should be for workers on site and should be rented to staff on short term contracts</p>	<p>This suggestion does not really address the fact that one of the key reasons for justifying any housing is likely to be to release capital to support the Life Science site in the short term by 'pump priming'.</p>	
<p>Comment that the sites location will be a detractor for university presence and that collaborating with universities to include student accommodation, through repurposing an existing building on site, could be facilitative</p>	<p>The change of use of an existing building to provide a student accommodation would require planning permission but could potentially be considered to be a complementary use. Figure 3.1 is not intended to provide a comprehensive list of potential uses.</p>	
<p>Concern expressed in a number of representations about the reference to the likely need to relax normal affordable housing requirements on this site particularly given the lack of affordable housing in this area. Views expressed that the Council should not allow its commercial interests in this site to in any way influence its responsibilities to seek appropriate affordable housing provision/ the full 30% requirement for affordable housing should be delivered as part of any residential development on this site.</p>	<p>It is correct that the Council should not allow its commercial interest in this site to influence any decision on planning matters. This will be highlighted in the Cabinet report seeking approval of the final draft to ensure all members are absolutely clear on this point. A degree of affordable housing is likely to be required to be provided in association with any housing on this site and could for example be very sustainable if located on site and suitable for eligible future site employees. Nevertheless there may be a case to be made for relaxing the quantum of affordable housing if to provide 30% would cause more harm to the openness of the Green Belt. This needs to be considered in detail once detailed viability and financial business modelling work has been undertaken and different options explored and such financial information would need to support any planning application for housing not meeting normal policy requirements on affordability.</p>	

Comments on specific areas /types of housing	Response	Changes
Nether Alderley Parish Council understand it is not necessary to adhere to usual requirements for mix of housing (no comment made)		
Relaxation of affordable housing standards can be justified in this instance but any relaxation of affordable housing requirements should be supported by full viability study	This point is absolutely supported. Additional text has been added to page 40 to stress this.	Page 22 - Additional text added to stress need for viability appraisal to support any applications for residential development with affordable housing below policy levels.
Other locations which do not require 'enabling development' are better placed to provide much needed affordable housing/ if affordable housing is not to be provided on site it should be provided elsewhere.	The need for affordable housing in this area is not disputed. The wording of the affordable housing section has been amended slightly to suggest housing off site could be part of a solution.	
MSP support the approach to explore the delivery of some affordable housing as part of future development proposals which could include contributions to provision off site or key worker housing and this could be referenced as potential options in the Framework whilst ensuring viability is not unduly hindered	Noted	Page 22 - text added to make it clear that some provision of affordable housing is expected associated with any housing development on this site with specific mention of the potential for affordable housing aimed at key site workers.
Any affordable housing should be only for children of residents of Nether Alderley	The eligibility criteria for any affordable housing would not normally be set by the Planning Department	
The different areas of the site which are suggested as potentially suitable for housing are not all equal and this should be made clear. Some fall within PDL and the boundary of the Major developed Site as set out in the MBL others are more open and development in these would be contrary to Green Belt policy. Specifically, the area in Mereside (zone 1 area d) should not be developed and neither should the part of area b south of d and c/e in South Campus (zone 3) extending towards the A34 and outside the boundary of the Major Developed Site. This contrasts with areas such as that in Parklands, and areas c, d and e in South Campus which should be supported.	It is agreed that not all areas shown as having potential for housing are not equal, particularly in terms of Green Belt policy. Para 4 on page 12 does set this out but it could and now has been made clearer with additional text in the amended version of the Framework. zone 1 area d has now been removed from those areas marked as having potential for housing development as has part of the area in zone 3.	Page 12- Additional text inserted to ensure it is clear that all areas shown as potentially being suitable for housing are not equal in terms of Green Belt planning policy.
Particular objections have been raised by many people/groups to the idea of housing development on the car park adjacent to Radnor Mere on the basis that this car park was only approved on a temporary basis and should have been returned to greenfield land, given the sensitivity of the Mereside location in terms of potential impacts on wildlife and because of concerns on the character of the area given proximity to Nether Alderley.	The history of this car park has been checked and it is correct that it was allowed on a temporary basis. It is no longer suggested as potentially suitable for housing in the revised Framework	Pages 30 and 32 - Zone 1 area d removed from Masterplans as having any potential for housing. Now suggested should be reverted to farmland unless it is demonstrated via a planning application that very special circumstances exist justifying it not being reverted. para 3 page 32 amended.
Some specific reservations submitted including from Macclesfield Civic Society regarding housing development on open areas adjacent to/visible from the A34/Congleton Road	The concern re impact of housing in this area has been noted and after consideration, the area suggested as potentially suitable for housing has been pulled back away from Congleton Road to the line of the existing surface car park	Pages 30 and 36 - Changes to Masterplan and South Campus plans to remove area immediately adjacent to Congleton Road to allow for rural open character to be retained here.
Generally less specific objections to sympathetic housing development on other suggested locations although one specific objection to possibility of housing on south eastern football pitch.	Noted. Any housing in this area would be classed as inappropriate and all harm including harm to public views would need to be weighed against any VSC case.	
The Edge Association suggests any housing should be more than an insular walled development of housing and support an element of affordable housing for workers	Support for affordable housing noted and text changes made as referenced above re affordable housing.	

Comments on quantum of housing	Response	Changes
If housing is to be introduced it needs to have a limit of 300 units	In effect maximum parameters have been set for areas which might potentially be considered for housing subject to an appropriate case being made and these parameters together with design criteria relating to for example protection of trees within those areas, protection of the setting of heritage buildings etc would necessarily have the effect of restricting areas available for housing even further. It is however very difficult to put a figure on the number of units which could be expected as this is entirely dependent on density and size of dwellings. To estimate a figure based on an average density of say 30 dwellings per ha but without detailed design work being undertaken could then give a false impression to potential developers.	
Housing numbers have not been disclosed and is important for assessing sustainability impacts	Any application for housing whether outline or full would need to set out a number of units to enable impacts on services etc to be taken into account. The Framework does not replace the need for planning permission.	
One suggestion to allow one replacement for the former 'Country House' lost from this site rather than a number of smaller dwellings/Some suggestion it would be better to build fewer more expensive houses to alleviate impact on services and infrastructure	These suggestions are noted. However it is also noted that a number of representations refer to the benefit of providing housing which would be affordable to employees on site/existing members of the community. Ultimately the owner will need to consider what style and size of housing mix will be most beneficial to support the Life Science Park and will need to make an appropriate case to support it. If a lesser number of homes can provide appropriate funds then this will of course be easier to justify at planning application stage as any harm caused to the Green belt would be less.	

Highways Issues		
Development will increase congestion and rat running	Although areas are suggested for redevelopment, a number of these currently house a significant amount of B1 office space and this will need to be borne in mind when assessing any overall changes to traffic movements. A Transport Assessment will be required at planning application stage as referenced in the Framework. This will assess the traffic impact of the development on the road network and will consider any additional congestion and rat running of vehicles.	
No disclosure has been made of any studies regarding impacts on safety of road users, pedestrians and cyclists and no independent traffic report with regard to impacts on congestion has been referenced	A Transport Assessment will be required at planning application stage. This will assess the traffic impact of the development on the road network.	
Consideration should be given to residential and commercial areas having separate access points.	Officers within the Local Highway Authority have expressed the view that it is likely to be sensible to split the main commercial access point from any serving residential development. It is noted that this suggestion is somewhat at odds with that also submitted suggesting that use of the northern access should be discouraged.	
Consideration should be given to pedestrians inability to cross the A34 (near Monks Heath) due to speed of traffic and lack of crossing time for pedestrians at the Monks Heath traffic lights meaning they cannot access bus services 130 and 27	A assessment of the Monks Heath junction in capacity terms to cater for the redevelopment will have to be undertaken at planning application stage and this should include catering for pedestrian movements crossing the A34.	
Best practice cycle facilities should be provided and any highway routes should include accessibility for cyclists and developers should ensure they make site users aware of sustainable routes and facilities for cyclists etc	More references have been added to the Public access section of the Design Guidance to stress the importance of encouraging sustainable transport modes and the benefits of providing routes suitable for a variety of modes of transport.	Page 26 - additional text added to require developers to identify how they are encouraging sustainable transport.
Nether Alderley Parish Council and others raise concerns regarding current speed of traffic being hazardous to pedestrians (C842) and request speed limits be reduced to 30mph in view of increased movement exacerbating existing hazard. Speed cameras also suggested.	This issue does not relate specifically to the Framework. At this stage, there has been no assessment made of impacts on vehicular movements associated with the site. The concern has therefore been raised with officers within the Local Highway Authority via email for separate consideration.	
Additional traffic at northern site entrance will increase traffic on the old A34 so efforts should be made to ensure traffic is diverted to the southern entrance to minimise impact on the old A34 and encourage cars to access the bypass. Right turn traffic only from northern entrance would not work.	A Transport Assessment will need to be submitted to support any major planning application on this site as is referenced in the access and movement section of the Framework (P 20) . Such an assessment would consider impacts on the highway network. Concerns regarding the impact of additional traffic turning right out of the site have been raised with MSPs planning team for consideration. The current access points to the site are likely to be sufficient to cater for the redevelopment although the capacity of the junctions will need to be tested in the Transport Assessment. The LHA has suggested there may be no need to promote traffic to use one particular access.	
No construction vehicles should be allowed on the old A34	If this was a concern for either highway safety or amenity reasons it should be picked up via either the LHA or Environmental Protection Service when consulted at planning application stage.	
Concern that development on existing car parks could lead to insufficient parking provision	Suggest requirement set out in Framework for parking appraisal/strategy to ensure future parking needs are met with any redevelopment of existing car parks	Pages 21 and 62 - requirement for parking strategy added.
The Edge Association and others suggest existing public transport is poor and consideration should be given to subsidising it.	Noted. Draft Framework suggests developers should look to 'support existing bus services' - could be strengthened	Page 21 - support existing bus services changed to 'support and supplement'

Biodiversity and Natural Environment	Responses	
<p>Woodland Trust:</p> <ul style="list-style-type: none"> -Support Key principle 7 but suggest it could be strengthened by specifying that any ancient or veteran trees should also be given strong protection - Suggest buffer zones to ancient woodland – case law suggests a 15m buffer may be appropriate but this varies from case to case- buffers may be semi natural habitats - Suggest opportunities should be taken to plant new woodland where possible 	<p>Point on ancient and veteran trees noted and amendments made</p>	<p>Page 26 - Key principle 7 amended to refer to ancient and veteran trees as well as ancient woodland</p>
<p>Natural England:</p> <ul style="list-style-type: none"> -Welcome Key Principles 7 and 8 and stress that green infrastructure is recognised in Planning Policy as something which should be planned for, enhanced and managed and built in to any development proposals - Request due regard is given to advice on protecting ancient woodland given its scarcity and importance to wildlife and landscape etc. -The LPA should ensure consistency with the SA and HRA for the CELPS. 	<p>-Include reference to Forestry Commission website for standing advice issued by Natural England/Forestry Commission on Ancient woodlands in Appendix.</p> <p>This site has been included in the SA and HRA for the CELPS</p>	<p>Page 54 - Link to Forestry commission website now included in Appendix A.</p>
<p>National Trust:</p> <p>Whilst strongly supporting section 5 (page 38) suggest it should reference a clear set of mechanisms used to achieve and manage both new access provisions and existing routes in a timely manner</p> <ul style="list-style-type: none"> -Suggest section 3 p14 should be subdivided into landscape and biodiversity/nature conservation -Suggest Mereside character area is not homogenous and should be reconsidered -Suggest Design Principle 1 should make reference to funds supporting not just life sciences but long term management of parkland and heritage features 	<p>Points on maintenance and management of public routes noted and draft amended.</p> <p>Section 3 subdivided for clarity as suggested.</p> <p>Consideration given to including Mere and parkland to north west within Woodland and Farmland rather than Mereside. Image on page 31 amended accordingly</p> <p>Design Principle 1 not amended because emphasis is on Life Science Park but instead Principle 7 amended to reference need for new development to provide for long term maintenance of the site's historic landscape.</p>	<p>Page 38 - Additional text added referencing introduction of public access and future management/ maintenance.</p> <p>Pages 9 and 31 - Figs 2.2 and 5.2 amended to revise boundary of Mereside excluding Mere and farmland.</p> <p>Page 26 - principle 7 slightly amended to reference need to consider long term maintenance of landscape and woodland.</p>
<p>Given the biodiversity interest of the site there is a need to ensure adequate survey and understanding for safeguarding and enhancement of habitats</p>	<p>Appendix D references supporting documents likely to be necessary for planning applications to include Ecology Statements and EA.</p>	
<p>Link to BAP is missing from Appendix A</p>	<p>Corrected</p>	<p>Page 54 - App A updated</p>
<p>Woodland is a rarity and should be preserved at all costs</p>	<p>Tree survey and report would be required for any planning application as set out in Appendix D. Principle 7 relating to landscape strengthened.</p>	<p>Page 26 - Principle 7 strengthened.</p>
<p>There are badger setts on site which are not mentioned in the Framework</p>	<p>Because Badgers and their setts are protected by law it is normal not to disclose publicly the location of any setts found. If setts exist on site and are picked up in an ecological survey it is expected this would be included in a confidential annex.</p>	
<p>The proposal is contrary to a number of natural environment policies in the MBLP</p>	<p>Officers do not consider this to be the case</p>	
<p>There is a need for an FRA to support any application for development over 1ha</p>	<p>Appendix D already references need for flood risk report to be submitted at planning application stage</p>	
<p>Although the Framework shows 3 great crested newt ponds, one (to the east of Radnor Mere known as Coach Pool or Coach Pasture Pond) has not been shown</p>	<p>MSP has confirmed the recent ecological survey has only identified great crested newts in the 3 ponds identified.</p>	
<p>Concern that public access adjacent to Mere could disturb Herons/Waterfowl at Radnor Mere need to be considered and protected.</p>	<p>Key Principle 8 suggests 'controlled access' alongside protection of ecology. Any proposals would need to be supported by ecological surveys such that protection of wildfowl/herons would be taken into account before any public access which required planning permission was allowed.</p>	<p>Pages 14 and 63- Reference to heronry added page 14 and suggestion to contact British Trust of Ornithology regarding herons added to new Appendix E.</p>

Design	Response	Changes
Proposals would dramatically impact on the rural character of the area and ignore CE stated principles of respecting the character of distinctive places and maintain and enhance separate character of villages	Key Principle 5 references the need to respect local settlements. The masterplan has been amended to retain further open areas visible from Congleton Road to better protect rural character.	Masterplan amended
Design should give priority to sustainable transport modes and this should be encouraged	Key Principle 6 mended to encourage sustainable modes of transport not just walking and cycling	Page 26 - Key principle 6 amended to reference sustainable transport
Nether Alderley Parish Council requests that if housing to be allowed style is in keeping with houses in wider community and that PC are involved at planning application stage	Concern noted. Planning policy does not generally support strict requirements regarding architectural style requiring development to respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Areas of housing more visible from Congleton Road have now been removed from those areas suggested as potentially suitable for housing and high quality design is required by the Framework. Parish Council would certainly be consulted at Planning Application stage.	
Routes for non motorised users should be provided between new residential areas	key principle 6 requires a movement strategy. Note added in Appendix E to reflect this suggestion.	
Sensitivity is needed to ensure the site retains an outwardly rural feel		Page 25 - 'and retain a rural character' added at end para 1.
As proposed this will become another bland business park/hotel/complex/garden centre/housing area- a more robust document is needed	The Framework seeks to guard against this.	
Layout and lighting need to have regard to need to protect herons from disturbance particularly during sensitive periods	Suggestion for designers to speak to Cheshire representative of the British Trust of Ornithology when refining proposals.	Page 63- Note added to Appendix E
Where parts of Mereside and Parklands are to be redeveloped Masterplans should be produced and utilised	Policy SE 1 of emerging CELPS requires Masterplanning and Design Coding to form an integral part of the design process. The APDF references this policy on page 22	
Security of future residents needs to be considered given the isolated location and mix of uses proposed		
Surface water should be attenuated in accordance with the surface water hierarchy with the aim of not increasing and if possible reducing surface water discharge and given the scale of the site an overarching holistic drainage strategy should support future applications	Reference to need for strategy in Framework and reference to contact UU for further guidance	
Key Principle 1 should make it clear that all new buildings should be of the highest standards of design.	This is required by Key principle 5	
Figure 3.1 should include specific reference to the need for quality design for B2/B8 uses	Fig 3.1 can be slightly strengthened by incorporating reference to design	Page 11 - 'Design' inserted for B2/B8 uses
Key Principle 4 should make it clear that it is not acceptable to allow old buildings to become redundant to justify new buildings on greenfield sites.	This principle already limits development to the PDL.	
The term townscape is unsuitable in this location as used in Key Principle 5 it should also be made clear landscape proposals should accompany all development schemes and should not be designed to screen development	Concern regarding word townscape noted and changes made to page 25	Page 25 -'Townscape' changed to 'Development' and text added to stress need for appropriate landscaping
4.3 is inaccurate and a full Historic Landscape Assessment is needed	4.3 marked as indicative. Appendix D amended to include reference to need for Historic Landscape Assessment as part of Heritage Assessment for clarity	Page 62 - reference to HLAassessment added
Concern regarding height of any new multi-storey parking	Green Belt policy allows for infilling on existing brownfield sites only where there is no harm to the Green Belt. Overly high buildings would harm the Green Belt.	

Complementary Uses	Responses	Changes
<ul style="list-style-type: none"> Some question need for any retail/restaurants on site but convenience store of appropriate scale and cafe/restaurant generally viewed as positive being potentially beneficial to the local community and likely to reduce traffic leaving the site at lunchtimes. Some support for a pub on the site Idea of a hotel seems more controversial and not supported by Nether Alderley Parish Council. Once objections received on grounds of competition with existing local guest house. Reference made to potential cemetery on site being inappropriate. Inference that proposals for manufacturing (aircraft manufacture) on the site have been allowed outside normal planning controls 	<p>General support for limited retail, A3 and pub uses noted to serve site occupiers/local community.</p> <p>Concern re hotel noted but a hotel of appropriate scale and aimed at an appropriate market considered as a use likely to complement the life science park.</p> <p>No cemetery is mentioned in the Framework and MSP have confirmed there are no proposals for a cemetery on the site.</p> <p>Concerns regarding possible industrial development noted but in reality it is not considered that such uses of appropriate scale, design and siting could reasonably be refused if all normal current planning policy requirements were met. Current policy would not be likely to prevent such uses on site within strict parameters.</p>	

Section 106 issues	Responses	Changes
S106 does not give adequate protection of open space/ woodland in the long term. Owners should ensure covenants are placed on the site for 100 years minimum for greater security	It is outside the scope of planning guidance document to require covenants on land.	
National Trust suggest that S106 Requirements (page 22) should make specific reference to secure the long term safeguarding of open spaces, woodland and water bodies	It is considered appropriate to reference the anticipation of this issue being covered in Heads of terms for a S106.	Page 22- Last para amended to reference desirability of Heads of Terms for S106 covering this issue.
Nether Alderley Parish Council request for funds to repair Grade II* listed Parish Hall as a centre for the village and also to enable new footpaths around this 'centre'. Also request consideration of extension of burial ground	<p>Suggestions of Parish Council passed to MSP for consideration once more details are known of proposals. It must be noted however that any S106 contributions must be compliant with CIL regulations that is they should meet all of the following tests:</p> <ul style="list-style-type: none"> - necessary to make the development acceptable in planning terms - directly related to the development; and - fairly and reasonably related in scale and kind to the development. 	
The Framework is premature and should be withdrawn until the Local Plan has been finalised with any applications simply being assessed against current policy	Any planning applications will be assessed against current policy but also other material considerations including the fact that that policy was written when it was anticipated Astra Zeneca would remain on site and indeed expand. The Framework is not seeking to rewrite policy but rather to give guidance to developers regarding the Councils thoughts on how the site could potentially be developed having regard to the current local policy, the NPPF, emerging local policy and the material circumstances surrounding AstraZeneca's withdrawal and the consequences of that for the local economy.	

Heritage Matters	Response	Changes
<p>English Heritage: Recommend that any applications which could impact on the significance of heritage assets should be in full not outline form</p> <p>Recommend that the Townscape and Character section gives a clear steer regarding the appropriate development of the site and explicitly refer to heritage and give guidelines on how development might reinforce local distinctiveness. This section should also encourage early engagement with English Heritage and the Cheshire Archaeology Planning Service as well as the CEC Conservation Team.</p> <p>Recommend that English Heritage guidance on assessing the visual impact of development should be used by developers and the Council in assessing impacts and specifically request links are included to the relevant guides.</p> <p>Recommend reference to specific listed buildings where development could affect their setting and specifically to the following grade II* and Grade I listed buildings in proximity to the site: Haymans House II* Church of St Mary I Old Hall II* Nether Alderley Mill II* Dam Wall II* Church Hall II* and the grade II buildings within the site itself.</p> <p>Recommend strongly inclusion of CEC Conservation Officer and Archaeological Advisory Service in drawing up the Framework</p>	<p>Page 40 strengthened to require full applications where proposals will impact on heritage assets or their settings</p> <p>Key principle 5 adapted to ensure reference made to respecting setting of heritage assets and advice included regarding early contact being made with these parties .</p> <p>Links to guidance to be included.</p>	<p>Page 54 - Links to guidance for assessing impacts on views and setting of heritage assets added in Appendix A: http://www.helm.org.uk/guidance-library/setting-heritage-assets/</p> <p>and Seeing the History in the view, http://www.helmorg.uk/guidance-library/seeing-history-view/ at Appendix A.</p> <p>Page 17 - Inclusion of additional listed buildings in Nether Alderley into Figure 3.4.</p>
<p>Cheshire Gardens Trust: Support the development of innovative housing in Parklands East and broadly support the proposals for the south campus provided proposals are informed by a Conservation Management Plan for heritage parkland/ assets</p> <p>Stress the narrow parkland link between the conservation area and the body of the historic parkland must be protected because link of historic and visual importance</p> <p>- Woodland and farm should be categorised as woodland and historic parkland - Identify the designed historic landscape is a key selling point and suggest greater consideration should be given to features of that landscape through a full assessment of the designed landscape and a requirement for a Conservation Management Plan in addition to a Heritage Assessment. Suggest this should be done before firm plans are made regarding which areas of PDL can be released.</p>	<p>Reference to both Heritage Assessment and CMP to inform any proposals to develop anything affecting significance of any heritage asset now included (page 62 and page 27)</p> <p>Reference to historic parkland made on pages 31 and 38</p>	<p>Page 62 - Reference to need for Conservation Management Plan inserted in Appendix D</p>
<p>Suggestion explicit reference should be made to Netherly Alderley Mill as Grade 11* listed building dating from 1290 in location (section 2 page 6) and text on page 16. Furthermore Nether Alderley Mill which is a visitor attraction should be clearly identified on the plan on page 17</p>	<p>Explicit references added</p>	<p>Page 6 - specific reference added. Also added to Fig 4.2.</p>
<p>Although Butts Farm is an asset of the National Trust it is not a visitor attraction- this needs correcting on page 17</p>		<p>Page 17 - plan amended to remove Butts Farm</p>
<p>In the Landscape section (p14) reference should be made to Historic Landscape Character Assessment</p>	<p>Suggestion that Historic Landscape Character Assessment inform proposals added</p>	<p>Page 14 - reference inserted to Historic Landscape Character Assessment</p>
<p>Nether Alderley Parish Council specifically support efforts to retain character of listed properties/structures</p>	<p>Noted</p>	
<p>Any development within proximity of heritage assets could harm these assets which have been carefully preserved/ all heritage features should be protected</p>	<p>The Framework seeks to ensure developers are made aware of heritage assets on and near this site at the earliest opportunity and of the need to ensure their significance is protected</p>	
<p>Where the document allows for housing to support life science uses this should also reference supporting ongoing long term maintenance of heritage landscape /wider parkland</p>		<p>Page 27 - amended to reference need for maintenance plan for landscape</p>

Conflict of Interest	Responses	Changes
CEC Cabinet should explain how it will avoid a conflict of interest influencing planning decisions	The Council's Constitution sets out that 'The Council will take into account all relevant considerations and will ignore those which are not relevant. A reminder that no weight should be given to any financial interest the Council has in this has been added to the Cabinet report relating to the adoption of this Framework to ensure Cabinet are aware of this position.	Page 4 - The fact that the Council has a commercial interest in the site has now been included to ensure transparency.
The document should have referenced any agreements of understandings between the Council and the developers regarding waiving of normal requirements for contributions to offset impacts on the physical, social community and environment	The Planning team has no knowledge of any such agreements or understandings existing.	
No disclosure has been made in this document regarding the Council's purchase of land opposite the site	No disclosure was made regarding this land because it was considered to be of no consequence to the Framework, being outside the area covered by the Framework.	
Consideration should be given to the approval of this document being referred to the SoS to avoid potential for conflict of interest	This is not considered necessary as this is only a guidance document and does not allow any development to be built without going through the normal planning application process, and any proposals for development which would have a significant impact on the Green Belt and which would be classed as 'inappropriate' in Green Belt terms would need to be referred at planning application stage.(see below)	
Planning applications should be passed to the Planning Inspectorate/SoS for consideration given the Council's commercial interest in the site	<p>The Town and Country Planning (Consultation) (England) Direction 2009 requires that where a local planning authority does not propose to refuse an application for planning permission for 'development which consists of or includes inappropriate development on land allocated as Green Belt in an adopted local plan, unitary development plan or development plan document and which consists of or includes-</p> <p>(a) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</p> <p>(b) any other development which, by reason of its scale or nature or location, would have a significant impact on the openness of the Green Belt', then the authority shall consult the Secretary of State. A similar requirement to consult exists for certain development on playing fields which could also be relevant to this site.</p> <p>It is therefore the case that any significant scaled development on open area of the site would need to be referred.</p>	Page 40 - Reference to requirement to consult SoS on certain planning applications added.
Inference that proposals for manufacturing (aircraft manufacture) on the site have been allowed outside normal planning controls	Not relevant to consideration of Framework	

Impacts on local services	Responses	Changes
<p>New homes will put pressure on parking, doctors, schools and dentists. Suggest a full impact assessment on all services and all aspects of life for affecting local villages should be undertaken. NARPA reference the need to take account of other planned developments.</p>	<p>Where there are capacity issues with existing infrastructure and services, it would be expected that developers would pay contributions via a S106 in the normal way to help provide for additional/improved services/infrastructure.</p>	
<p>Parking is already difficult in Alderley Edge and this development would exacerbate this problem</p>	<p>Increases in traffic and parking in Alderley Edge from new development on site would need to be offset by traffic and parking associated with floorspace to be demolished.</p>	
<p>Water main and sewers present within and adjacent to the site may need to be protected or diverted at the cost of the developer. Any reinforcement of any existing United Utilities infrastructure would need to be undertaken at the expense of the developer</p>	<p>United Utilities comments have been added to Appendix</p>	<p>Page 64- Notes suggested by United Utilities added to new Appendix E as follows: United Utilities have requested the LPA point out that there are water mains and sewers present within and adjacent to the site that may need to be protected or diverted and any detrimental impact to this infrastructure during development will need to be repaired at the cost of the developer. In addition, should network reinforcement be required to provide water to the site, this will also be at the cost of the developer. United Utilities offer a fully supported mapping service and recommend the applicant contact their Property Searches Team on 0870 751 0101 to obtain maps of the site. UU also recommend that the developer contact them to discuss proposals at the earliest opportunity. United Utilities recommends that surface water associated with any new development should be managed in accordance with the Surface Water Hierarchy with surface water discharged in the following order of priority:</p> <ol style="list-style-type: none"> 1. An adequate soakaway or some other form of infiltration system. 2. An attenuated discharge to watercourse. 3. An attenuated discharge to public surface water sewer. 4. An attenuated discharge to public combined sewer. <p>Applicants wishing to discharge surface water to the public sewer will need to submit clear evidence demonstrating why alternative options are not available. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. Given the scale of the site, it may be necessary to ensure the drainage proposals are part of a wider, holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years of construction. On greenfield sites, applicants will be expected to demonstrate that the current natural discharge solution from a site is at least mimicked. On previously developed land, applicants should target a reduction of surface water discharge.</p> <p>Landscaping proposals should consider what contribution the landscaping of a site can make to reducing surface water discharge. The treatment and processing of surface water is not a sustainable solution. Surface water should be managed at source and not transferred. Every option should be investigated before discharging surface water into a public sewerage network. A discharge to groundwater or watercourse may require the consent of the Environment Agency.</p>
<p>Consideration should be given to relocation of the local primary school on site</p>	<p>This is not currently part of the proposals for the site although MSP are keen to work with the head teacher of the local school to enable sharing of sports facilities</p>	

Sports facilities	Responses	Changes
<p>Variety of views expressed regarding Frameworks approach to sports facilities on site ranging from suggestions that loss of pitches would be contrary to MBLP policies to comments that re-provision is a pragmatic solution and requests for consideration for specific uses in any re-provision/change in provision on site. Key specific views:</p> <ul style="list-style-type: none"> • Sport England: <ul style="list-style-type: none"> - Welcome the clear explanation of their role in the Framework; - Suggest supporting text to key principle 10 makes it clear that proposals will be assessed against; Sport England and CEC policies and NPPF para 74 with link to SE website pages; - Suggest page 22 states that any replacement sports facilities should be designed to meet Sport England and national governing bodies standards with link to relevant information on SE website; - Suggest their Planning Policy Statement is included as a link in appendix A; - Would welcome sports provision in a hub rather than spread around the site • MSP suggest more explicit reference is made to changing circumstances surrounding need for sports facilities on site <ul style="list-style-type: none"> • Some objection to the Framework suggesting sports pitches may be acceptable outside the PDL without very special circumstances having been proven for example from NARPA • Some suggestions for re-provision include: private member pool and leisure facility, spa/health facility, tennis courts, possible golf and possible water sports. • Alderley United Junior Football Club: <ul style="list-style-type: none"> - welcome the opportunity the sites redevelopment brings to reconsider existing and future community (sporting) needs and support the redevelopment of the site on the condition that additional and improved sports facilities are provided to facilitate integration with new site occupiers and existing communities. - Specifically request developer be required to undertake direct consultation with local providers to establish demand and supply data. Reference issues with quality of existing pitches available to the club in Alderley Edge and suggest an opportunity exists on the site for provision of new facilities to meet the needs of the club. Suggest MSP work in partnership with AUJFC. - Raise concern with word 'modest' at 3.1 before sports needs assessment has been undertaken. - Suggest section 3 p 18 should not appear to assume reduction of sports facilities is accepted as likely. 	<p>Suggestions from SE noted with extra text and links added in response.</p> <p>Points regarding design of sports facilities and preference for hub added to document</p> <p>Note added to reference fact that some sports facilities may require vsc to be demonstrated</p> <p>MSP comments noted but no changes made to document as this would be picked up a robust needs assessment and this document should not prejudge the outcome of such an assessment.</p> <p>The word 'modest' can be replaced with 'appropriately'.</p>	<p>Page 28 - Additional text added to key principle 10</p> <p>Page 54 - links to SE website added to Appendix A</p> <p>Page 28 - Changes made to reference preference for hub and design standards fro sports facilities</p> <p>Page 28 - amended to reference fact that some sports facilities may require vsc to be demonstrated</p> <p>Page 11 - Fig 3.1 'modest' changed to 'appropriately'.</p>

Other Miscellaneous Issues	Response	Changes
<ul style="list-style-type: none"> Additional noise could be created at weekends 	The amenity of existing residents would be considered at planning application stage.	
<ul style="list-style-type: none"> Consideration must be given to two recent local surveys 	Survey results appended to Cabinet report for Members consideration	
<ul style="list-style-type: none"> The document gives undue weight to the emerging policy CS29 and limited weight to the MBLP, 1999 Planning Brief and NPPF. 	The Framework gives considerable weight to the NPPF and the policies of the MBLP. The 1999 Planning Brief is not given particular weight as it is viewed as largely outdated.	
<ul style="list-style-type: none"> This document appears to give Cheshire East total discretion to approve any developments on site a 'carte blanche' situation for developer's interests 	This is not accepted, as the Framework seeks to build in many safeguards and very clearly guides developers away from any development in the majority of the site.	
<ul style="list-style-type: none"> Further technical assessments, as required to support a planning application should have been undertaken to support this document. 	A balance has needed to be struck between producing a document to provide guidance on a timely manner and ensuring an appropriate evidence base exists for production of the document. The production of this guidance document in no way removes the need for more detailed assessments to support an application.	
<ul style="list-style-type: none"> A sustainability analysis (SEA) has not been undertaken and the Framework cannot therefore be demonstrated to be 'sound' 	This is only a guidance document. Supplementary Planning Documents are not required to be subjected to Sustainability Appraisals. Planning Practice Guidance suggests that a strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level unless it is considered that there are likely to be significant environmental effects.	
<ul style="list-style-type: none"> Ownership query raised regarding 2 areas: -small area of woodland abutting A34 to south of Eagle Lodge Cottage (southern entrance) (defined by posts and rusty wire); triangular area of land south of Serpentine 	MSP have checked their land ownership records and have confirmed that they do own the areas included within the site boundary.	
<ul style="list-style-type: none"> Buildings in Parklands East should be converted for reuse not demolished and replaced with new build 	Refurbishment of the large 'shed' style units in this area would not produce the returns to enable pump priming of the Life Science Park.	
<ul style="list-style-type: none"> Concern that CEC is just 'going through the motions' with this consultation exercise 	The many changes made as a result of the consultation (including significant changes to areas suggested as potentially suitable for housing) demonstrate this not to be the case.	
<ul style="list-style-type: none"> The development framework creates an improper precedent 	This is a unique site with a unique set of material circumstances.	
<ul style="list-style-type: none"> The Framework does not address the criteria and principles stated by CEC as being applied to development and leaves them open to Judicial Review/The Framework should be withdrawn and resubmitted only after it has been assessed against all stated principles and criteria laid down by the Council with regard to development 	It is not clear how it is being suggested the Council may be acting unlawfully. This is only a planning guidance document and is not seeking to create policy outside the normal planning system.	
<ul style="list-style-type: none"> One would expect independent analysis of all impacts so everyone can make an informed judgement/assessment 	It is not possible to assess impacts in detail until details of proposals are available. This will be done at planning application stage in the normal way.	
<ul style="list-style-type: none"> Need to ensure former contamination is adequately investigated prior to planning applications being submitted to enable proper consideration of any issues arising for more sensitive new uses 	Detail on known contamination issues from Environmental Health passed to MSP and their planning consultants 31.3.15 with a request to ensure these are covered in the scope of any EIA.	
<ul style="list-style-type: none"> The framework makes no mention of permitted development rights allowing change of use to residential 	class O of Part 3 to the T&CP (General Permitted Development) Order 2015 allows changes of use from B1 (business) to C3 (dwellinghouse) for a temporary period until May 2016. If considered necessary and reasonable and meeting all the tests relevant to conditions, there is possible for this right to be removed on this site at planning application stage.	
<ul style="list-style-type: none"> The site should have been identified at an earlier stage in the CELPS and consulting on this document at this time is inappropriate 	This document has been produced as a response to the circumstances surrounding AstraZeneca's withdrawal from the site. The site was included in the emerging CELPS at the first available opportunity following that announcement.	

