

Cabinet Member for Housing and Planning Agenda

Date: Monday, 20th February, 2017
Time: 10.00 am
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.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website.

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.

For requests for further information

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4. **Cheshire East Local Plan: Compliance with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012** (Pages 3 - 188)

To consider the Cheshire East Local Plan Authority Monitoring Reports for 2013/14 and 2014/15.

5. **Cheshire East Local Plan (Part 2) Site Allocations and Development Policies Document Issues Paper, Call for Sites and Revised Sustainability Appraisal Scoping Document** (Pages 189 - 312)

To approve these documents for consultation, and the comments made by the Strategic Planning Board on 25 January 2017.

6. **Community Infrastructure Levy, Progress Update and Approval to Consult on Preliminary Draft Charging Schedule** (Pages 313 - 702)

To consider these documents prior to consultation.

To follow

Please note Appendix B Initial Draft Regulation 123 List will be circulated as soon as possible.

Cheshire East Council

Portfolio Holder for Housing and Planning

Date of Meeting:	>	20 February 2017
Report of:	>	Director of Planning and Sustainable Development
Subject/Title:	>	Cheshire East Local Plan: Compliance with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
Portfolio Holder:	>	Cllr Ainsley Arnold, Housing and Planning

1. Report Summary

- 1.1. This report requests that the Portfolio Holder for Housing and Planning approves the Cheshire East Local Plan Authority Monitoring Reports for 2013/14 and 2014/15.
- 1.2. These reports are the sixth and seventh Authority Monitoring Reports (AMRs) (previously known as the Annual Monitoring Report) produced by Cheshire East Council. The reports contain factual information and are published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. Recommendation

- 2.1. That the Portfolio Holder for Housing and Planning approves the Cheshire East Local Plan AMRs for 2013/14 and 2014/15.

3. Other Options Considered

- 3.1. That the Council does not publish the Cheshire East Local Plan AMRs for 2013/14 and 2014/15.

4. Reasons for Recommendation

- 4.1. The Cheshire East Local Plan AMRs for 2013/14 and 2014/15 are published to comply with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.2. Monitoring is essential in order to establish what has occurred in the Borough and how trends may be changing. It enables consideration of the

effectiveness of existing policies and targets in order to determine whether changes are necessary. Such monitoring information will be used to refine and develop Local Plan Policy.

5. Background and Summary

- 5.1. The Cheshire East Local Plan AMRs cover the periods 1st April 2013 to 31st March 2014 and 1st April 2014 to 31st March 2015. The production of the AMRs has been delayed, due to the focus of the work of the Spatial Planning Team on the production of the Local Plan Strategy. Following the Local Plan Examination Hearings that took place during September and October 2016, the opportunity has been taken to complete these reports. Work is also underway on the production of the AMR for 1st April 2015 to 31st March 2016 which will be completed later this year.
- 5.2. The AMRs were the subject of a report to Strategic Planning Board on 25 January 2017. Following this meeting, a number of corrections have been made to the 2014/15 AMR; they are as follows:
 - Figure 4.3 - title amended from 'Completions by Location from 2009' to 'Completions by Location from 2010';
 - Paragraph 4.17 – the number of empty homes in Cheshire East has been amended from 3,062 to 4,163. The figure of 1.04% has been amended to 1,736;
 - Table 4.5 – Planning reference 13/3688N – the proposal has been amended from 'Outline application for development of up to 170 no dwellings' to 'Outline application for development of up to 146 no dwellings';
 - Appendix B, Indicator H16 - the number of empty homes in Cheshire East has been amended from 3,062 to 4,163.
- 5.3. The AMRs contain factual information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the AMRs, as long as they align with relevant UK and EU legislation.
- 5.4. The AMRs provide a crucial method of feedback within the process of policy-making and implementation, whilst also identifying key challenges and opportunities. This enables adjustments and revisions to be made to Policy as necessary.
- 5.5. A number of particular indicators are monitored. The Core Indicators are identified in Appendix A of the AMRs; other indicators, identified in the Sustainability Appraisal, are included in Appendix B of the AMRs, where relevant.

5.6. The AMRs monitor the performance of the Cheshire East Local Plan, which is in the course of preparation. In the 2013/14 and 2014/15 monitoring periods however the Development Plan consisted of the following documents and therefore relevant Policies from these Development Plan documents were also monitored:

- Cheshire Replacement Minerals Local Plan (1999)
- Cheshire Replacement Waste Local Plan (2007)
- Congleton Borough Local Plan First Review (2005)
- Borough of Crewe and Nantwich Replacement Local Plan (2005)
- Macclesfield Borough Local Plan (2004)

6. Wards Affected and Local Ward Members

6.1. All Wards are affected.

7. Implications of Recommendation

7.1. Policy Implications

7.1.1. The approval of the AMRs will ensure that the Council complies with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

7.1.2. The monitoring information contained in the two AMRs will be used within the Local Plan process, including the preparation of the Site Allocations and Development Policies Document (SADPD) and will also be available for use in the production of Neighbourhood Plans across the borough.

7.2. Legal Implications

7.2.1. The approval of the reports will ensure that the Council complies with the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

7.3. Financial Implications

7.3.1. The cost of preparing and publishing the AMRs for 2013/14 and 2014/15 is covered by the existing revenue budget for Planning & Sustainable Development.

7.4. Equality Implications

7.4.1. The indicators used in the Sustainability Appraisal (SA) of the Local Plan documents are included as Appendix B in the AMRs; in addition, the SA includes an Equalities Impact Assessment.

7.5. Rural Community Implications

7.5.1. The monitoring information contained in the two AMRs will be used within the Local Plan process, including the preparation of the SADPD which will include detailed policies for rural areas and will also be available for use in the production of Neighbourhood Plans across the borough.

7.6. Human Resources Implications

7.6.1. There are no additional implications for Human Resources arising from this report.

7.7. Public Health Implications

7.7.1. The monitoring information contained in the two AMRs will be used within the Local Plan process, including the preparation of the SADPD. The SADPD will continue to implement the LPS's strategic priorities that promote good health. In addition, the SA includes Health Impact Assessments.

7.8. Implications for Children and Young People

7.8.1. The monitoring information contained in the two AMRs will be used within the Local Plan process, including the preparation of the SADPD. Alongside the LPS, the SADPD will play an important role in ensuring that children and young people have access to the homes and jobs they require in future years.

8. Risk Management

8.1. These AMRs provide more up to date monitoring information that can be used in the future development and refinement of Local Plan Policy. An adopted Local Plan has many benefits for the Council, local communities and business. It reduces the risk of unplanned development and provides greater certainty over future growth and infrastructure and a secure framework for investment.

9. Access to Information/Bibliography

9.1. The following documents are attached as Appendices:

- Appendix 1 - Cheshire East Local Plan Authority Monitoring Report for 1st April 2013 to 31st March 2014.
- Appendix 2 - Cheshire East Local Plan Authority Monitoring Report for 1st April 2014 to 31st March 2015.

10. Contact Information

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Cheshire East Local Plan Authority Monitoring Report 2013/14



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Chapter 1: Executive Summary

1.1 This is the sixth Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) produced by Cheshire East Council and covers the period 1st April 2013 to 31st March 2014. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the report, as long as they align with relevant UK and EU legislation. The primary purpose of this Report is to share the performance and achievements of the planning service with the local community.

Local Plan progress

1.2 In the last year the Council has continued to gather the evidence base and has carried out extensive consultation across the Borough to shape the emerging Local Plan. Further detail can be found in paragraphs 3.3 to 3.4 of this Report.

1.3 The Local Development Scheme was revised and came into effect in April 2012. Progress with the preparation of the Local Plan in 2013/14 has not been made in accordance with the key milestones set out in the revised Local Development Scheme, (LDS). The delay in progress has been due to extensive consultation and continuing work on the evidence base to support the Local Plan. The current Local Development Scheme is being revised and will be reported on in the next AMR.

Housing

1.4 Housing market conditions for 2013/14 are more optimistic than in recent years, with completions (798 dwellings gross) rising in Cheshire East for the third year running. Less than a quarter of completions were in Crewe and Macclesfield, with Key Service Centres, villages and rural areas increasing their share of housing completions, indicating that opportunities to access new housing are spread equitably across the Borough. A significant proportion of completions were houses, and there has been an increase in the proportion of larger family homes. Affordable housing provision decreased by 29% over the monitoring period. The number of empty homes has fallen again this year following action taken by the Council.

1.5 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As of 31st March 2014, Cheshire East has a total deliverable housing land supply of 10,562 dwellings. This equates, with a 5% buffer, to 6.08 years supply of deliverable housing land, and with a 20% buffer this equates to a 5.32 years supply



Population

1.6 Office for National Statistics mid-year estimates indicate that the population of Cheshire East grew by 5% in the ten year period from 2003 (355,500) to 2013 (372,700). Population projections (produced in 2015 for the Local Plan) suggest that the population is likely to grow by 16% between 2010 (the base year for these projections) and 2030, bringing the total population to around 427,100.⁽¹⁾

Economy

1.7 Prominent retailers and major companies have located and invested in Cheshire East over the monitoring period. Gross employment floorspace completions (26,773sqm) are higher than the previous year, representing a 23% increase. The loss of land in existing employment use to other uses (15ha) has increased compared to the previous monitoring period. Cheshire East maintains a high supply of employment land, most of which is allocated or committed for mixed use development, however, much of the supply is constituted by a small number of very large sites concentrated in a small number of settlements.

1.8 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.9%, compared to Cheshire East, which has a 11.0% vacancy rate, with six centres increasing the number of occupied units. There have been some new retail developments in town centres. There have also been new leisure developments.

Tourism

1.9 The visitor economy in Cheshire East constitutes a very significant aspect of the overall economy of the Borough, being worth about £737 million, and attracting over 13 million visitors in 2013.⁽²⁾ Through the implementation of the Visitor Economy Strategy, and several grant and accreditation schemes, Cheshire East is working in partnership to make sure that sector remains strong, and tourism-related employment continues to grow.

Minerals

1.10 Aggregate sales have remained steady but relatively low in the Cheshire sub-region⁽³⁾ with production levels below the annual aggregate apportionment. Whilst the wider economy continues to struggle, it is unlikely that sales of primary aggregate will increase dramatically. Cheshire East's sand and gravel landbank sits at 7.28 years, which is just above the national indicator of 7 years, although its crushed rock reserves, at 107.25 years, exceed the national indicator of at least 10 years.

1.11 Three applications to vary conditions were approved to extend the operational life of Dingle Bank Quarry near Chelford. This will take silica sand extraction at the site up to 2016 with subsequent restoration of worked areas by 2018 and plant area by 2019. An

1 Indicators H1 and H3 in Appendix B. Sources: [A] Office for National Statistics (ONS) mid-year population estimates 2003 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0. [B] 2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.

2 Indicator TC6. Source: STEAM Trend Report for 2009-14, June 2015.

3 Comprises the authority areas of Cheshire East and Cheshire West and Chester



application for a brine pipeline between the Warrington brinefield and chemical works at Lostock (in Cheshire West & Chester) via the salt works at Middlewich was also approved.

Waste

1.12 Household waste arisings in Cheshire East rose slightly on the previous year, although recycling/composting rates have increased and now exceed Government targets due to the implementation of a revised collection scheme for recyclables. This reduces levels of residual waste sent to landfill. Permission was granted for a temporary waste transfer station until December 2027 at Danes Moss Landfill Site, Macclesfield principally handling municipal waste.

Environment and Climate Change

1.13 Conserving the natural environment and our built heritage continues to be of importance to Cheshire East Council. There are still historic assets at risk in the Borough. Heritage crime in the Borough is to be addressed through a new Heritage Crime Initiative, with the Council supporting the Cheshire Constabulary Heritage Watch community initiative.

1.14 Generally there has been a deterioration in air quality ratings since the previous monitoring period, with only one of the Air Quality Management Areas (A5022/A534 Sandbach) achieving improved average air quality ratings.

1.15 In terms of planning applications for renewable energy provision, no major schemes have been approved or installed in this monitoring year.



Chapter 2: Introduction

2.1 This is the sixth Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) produced by Cheshire East Council. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.2 This Report covers the period 1st April 2013 to 31st March 2014. It contains information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. It reflects ongoing changes to the national planning regime, particularly the additional flexibility and responsibility given to local communities in designing and implementing their own approach to the planning process.

2.3 Monitoring is essential in order to establish what has occurred in the Borough and how trends may be changing. It enables consideration of the effectiveness of existing policies and targets in order to determine whether changes are necessary. It provides a crucial method of feedback within the process of policy-making and implementation, whilst also identifying key challenges and opportunities. This enables adjustments and revisions to be made as necessary.

2.4 This is achieved by monitoring particular indicators. The Core Indicators are identified in Appendix A. Other indicators, identified in the Sustainability Appraisal, are in Appendix B. These will be referred to throughout the Report and shown as footnotes.

2.5 Although the Report monitors the performance of the Cheshire East Local Plan, which is in the course of preparation, in the 2013/14 monitoring period the Development Plan consisted of:

- Cheshire Replacement Minerals Local Plan (1999)
- Cheshire Replacement Waste Local Plan (2007)
- Congleton Borough Local Plan First Review (2005)
- Borough of Crewe and Nantwich Replacement Local Plan (2005)
- Macclesfield Borough Local Plan (2004)

2.6 The North West of England Plan Regional Spatial Strategy formed part of the Development Plan until it was revoked on 20th May 2013 along with the saved policies of the Cheshire 2016 Structure Plan Alteration contained in it.

2.7 The Government has made a number of reforms to planning legislation and guidance in recent years. Additional changes made over the monitoring period include the publication of the following documents and Regulations:

- Growth and Infrastructure Act (April 2013)
- Community Infrastructure Levy Guidance (April 2013)
- Planning practice guidance for renewable and local carbon energy (July 2013)
- National Planning Practice Guidance (March 2014)



Chapter 3: Local Development Scheme

3.1 The Cheshire East Local Development Scheme (LDS) has been revised and came into effect on 30th April 2012, covering the period 2012 to 2014. It sets out Cheshire East Council's programme for the preparation of the various Local Development Documents (LDDs) with key milestones identifying target dates for achieving various stages of each of the documents it is to produce. The LDS was reviewed and updated to reflect the progress made in the preparation of the Core Strategy (now known as the Local Plan Strategy) and to set out a realistic timetable for the various documents. Table 3.1 shows a summary of the LDS milestones.

Table 3.1 Summary of LDS Milestones

Milestone	LDS date	Stage Reached	Comments
Core Strategy DPD			
Regulation 25 consultation	Jan 2009 to Oct 2012	Completed December 2013	Delay in progress due to extensive consultation and continuing work on the evidence base to support the Local Plan.
Publication consultation	Jan to Feb 2013	Underway	Delay in progress due to extensive consultation and continuing work on the evidence base to support the Local Plan.
Submission	May 2013	-	-
Pre-hearing meeting	June 2013	-	-
Examination	Aug 2013	-	-
Inspector Report	Oct 2013	-	-
Adoption	Nov 2013	-	-
Site Allocations DPD			
Regulation 25 consultation	Jan 2009 to Nov 2013	Underway	-
Publication consultation	Feb to March 2014	-	-
Submission	June 2014	-	-
Pre-hearing meeting	July 2014	-	-
Examination	Sept 2014	-	-
Inspector Report	Nov 2014	-	-
Adoption	Dec 2014	-	-



3.2 Progress with the preparation of the Local Plan in 2013/14 has not been made in accordance with the key milestones set out in the Local Development Scheme 2012 to 2014 due to the reasons set out in Table 3.1. The current LDS is being revised and will be reported on in the next AMR.

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

- Possible Additional Sites Proposed by Developer and Land Interests (May 2013)
- Pre-Submission Core Strategy (November to December 2013)
- Pre-Submission Core Strategy Sustainability (Integrated) Appraisal (November to December 2013)
- Draft Core Strategy Habitats Regulations Assessment (November to December 2013)
- Pre-Submission Core Strategy Non-Preferred Sites (November to December 2013)
- Local Plan Strategy Submission Version (March to April 2014)
- Local Plan Strategy Sustainability (Integrated) Appraisal (March to April 2014)
- Strategy: Habitats Regulations Assessment Final Report February 2014 (March to April 2014)
- Strategy: Habitats Regulations Assessment Summary Report February 2014 (March to April 2014)
- Local Plan Strategy Policies Map (March to April 2014)

3.4 Recently completed evidence base documents are:

- New Green Belt and Strategic Open Gaps Study (September 2013)
- Green Belt Assessment (September 2013)
- Indoor Leisure Facilities Development Statement (September 2013)
- Draft Core Strategy and CIL Viability Assessment (October 2013)
- Assessment of Additional Brownfield Potential for Housing Development (November 2013)
- Infrastructure Delivery Plan (March 2014)
- Local Plan Strategy Statement of Consultation (March 2014)
- Submission Sites Justification Paper (March 2014)
- Submission Non-Preferred Sites Justification Paper (March 2014)
- Housing Background Paper (March 2014)
- Employment Background Paper (March 2014)
- Population Projections and Forecasts Background Paper (March 2014)
- Local Plan Strategy Overview document (March 2014)
- Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (March 2014)

Duty to Cooperate

3.5 The National Planning Policy Framework (NPPF) includes a requirement for public bodies to cooperate on cross-boundary planning issues. The Council has held regular meetings with neighbouring authorities and other bodies in order to make sure that plan-making in the wider area is comprehensive and logical. A Duty to Cooperate Statement of Compliance is being produced.



Chapter 4: Housing

4.1 In England 112,630 houses were completed in the 12 months to March 2014. This is 4 per cent higher than the previous year. The current level of completions is 36 per cent below the peak level of 2007. Private enterprise housing completions were 6 per cent higher than in the year before whilst completions by housing associations remained stable (0 per cent change) over the same period.⁽⁴⁾ DCLG no longer collate and report on data by region however they report on district and Local Enterprise Partnerships. In England, 176 out of 326 authorities reported an increase in completions over the 12 months to March 2014. The geographic spread of increases and decreases is very mixed. The average age of first-time buyers is now 37.⁽⁵⁾

4.2 The number of completions in Cheshire East has risen again with 798 dwellings (gross) completed in 2013/14. Dwellings lost through demolition, change of use or conversion amount to 135 homes, resulting in a net figure of 663 additional dwellings across the Borough.⁽⁶⁾ The North West of England Regional Spatial Strategy (2008) and the saved policies from the Cheshire Structure Plan were revoked by the Government on 20th May 2013. These are no longer part of the Statutory Development Plan. However the North West Regional Spatial Strategy proposed a requirement of 20,700 dwellings for Cheshire East for the period 2003 to 2021, which equates to an average yearly housing figure of 1,150 dwellings. Since 2002/03 11,634 (net) dwellings have been completed, hence the average number of dwellings built each year between 2002/03 and 2013/14 is 970. As illustrated by Figure 4.1, in excess of a 1,000 dwellings were built each year between 2002 and 2008, with a peak in 2005/6 of almost 1,500 dwellings. The national downturn in housebuilding then impacted Cheshire East, with a significant decrease in the number of homes built. The period 2013/14 demonstrates a slight increase in completions on the previous year, a tentative signal that the housing market is showing signs of improvement.

4 Housebuilding: March quarter 2014, England (Department for Communities and Local Government)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/311515/House_Building_Release_-_Mar_Qtr_2014v3.pdf

5 http://www.mortgageintroducer.com/mortgages/246147/5/Industry_in_depth/First_time_buyer_average_age_is_now_37.htm

6 Statistics source is Cheshire East Council Housing Database unless otherwise stated.



Figure 4.1 Net Housing Completions

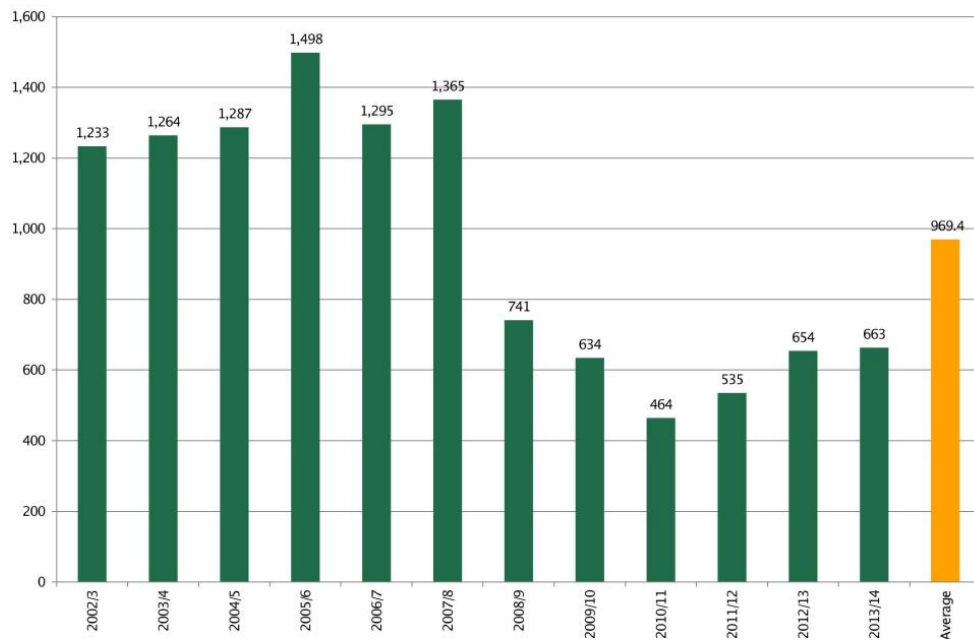


Figure 4.2 Location of Completed Dwellings (2013/14)

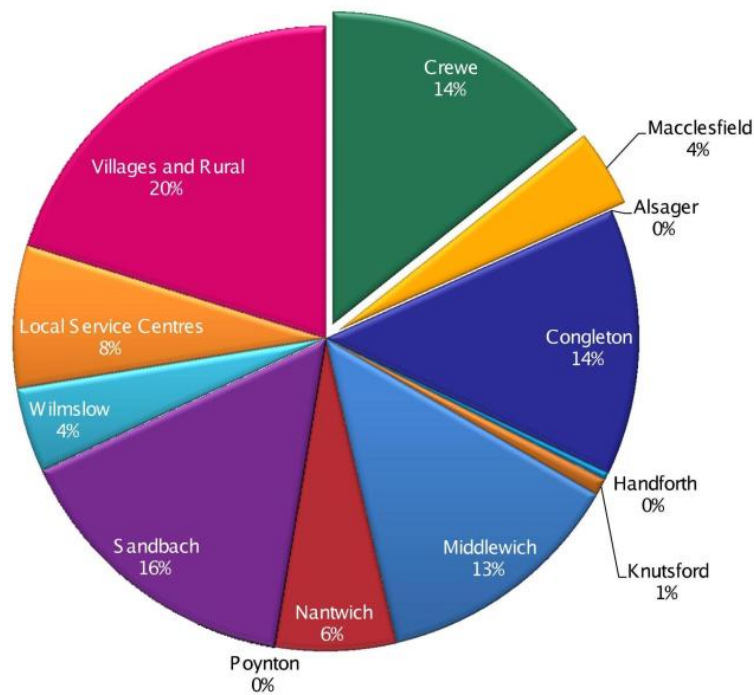
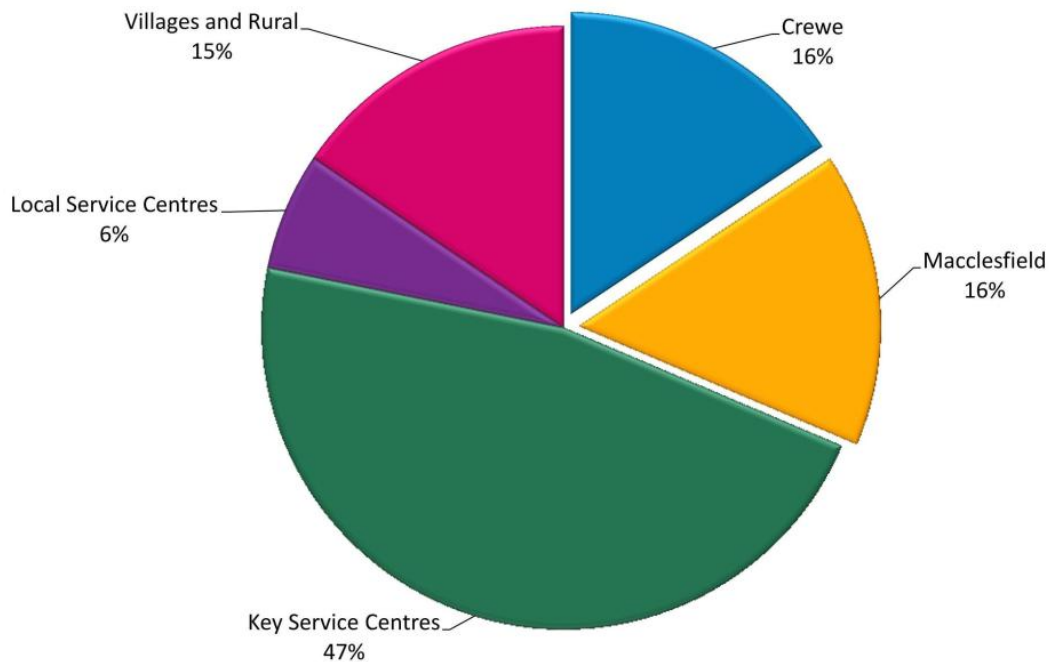




Figure 4.3 Completions by Location from 2009

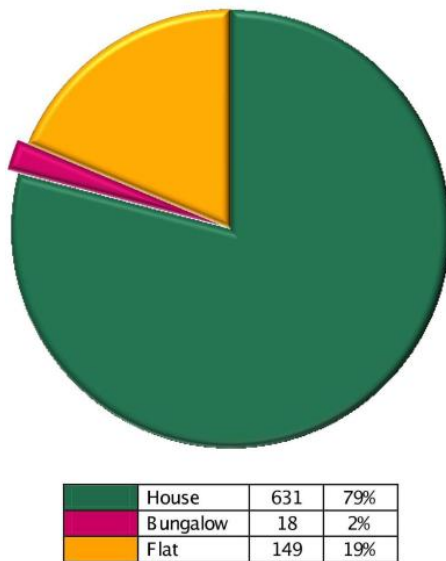


4.3 In 2013/2014 18% of completions were located in the Principal Towns of Crewe and Macclesfield. Key Service Centres received a 54% share, with 15% of that focused in Sandbach, 14% in Congleton and 13% in Middlewich. Local Service Centres witnessed 7% of the completions, and villages/rural areas saw 20%. Between 2009 and 2013 the Principal Towns have seen 32% of the Borough's housing completions, with the Key Service Centres witnessing 47%. 15% of the Borough's housing completions have been in the villages and rural areas, with 6% being in the Local Service Centres.

4.4 A significant proportion of the dwellings completed in 2013/14 were houses, accounting for 79% of all completions. This is more than last year's figure of 64%. Bungalows contributed to only 2% of completions, whilst the percentage of flats has decreased to 19%, from 33% the previous year. No extra care apartments were completed during the year.



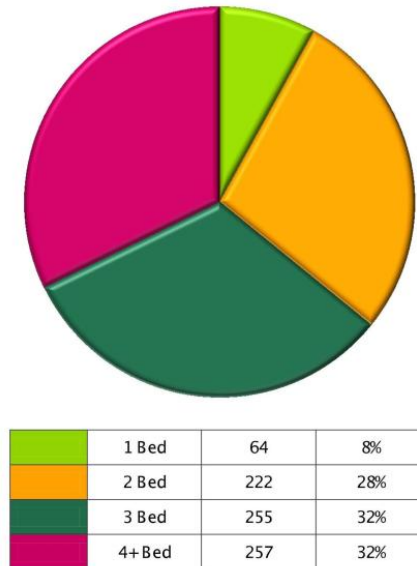
Figure 4.4 Type of Dwelling Completed (2013/14)



4.5 Of the 649 houses or bungalows completed in 2013/14, 69% were detached or semi-detached properties, with just over a third being terraced properties. This is a similar pattern to that observed in 2012/13.

4.6 Properties completed during the monitoring period demonstrate a mix of sizes. The percentage share of 1-bedroomed homes has decreased by 6% in comparison to the previous year. The provision of 2-bedroomed units

Figure 4.5 Size of Dwelling Completed (2013/14)



has decreased from 33% to 28%, with the provision of both 3 and 4-bedroomed homes increasing on the previous year.

4.7 The National Planning Policy Framework Core Principles encourage the re-use of previously developed land. Between 1st April 2013 and 31st March 2014, 67% of completions were on brownfield sites, compared to 75% of completions the previous year.

4.8 The percentage of new housing developments at a density of 30 dwellings per hectare or more has fallen to 46%, compared to 56% in 2012/13. There has been an increase of 10% in developments of less than 30 dwellings per hectare.

Table 4.1 Density of New Housing Developments by Year

		2012/13		2013/14	
		No. of Dwellings	Percentage	No. of Dwellings	Percentage
Density of New Dwellings	Less than 30 dwellings per hectare	309	44%	434	54%
	Between 30 and 50 dwellings per hectare	95	13%	173	22%
	Above 50 dwellings per hectare	306	43%	191	24%

4.9 During the period 2013/14, 116 sites have been started, which is an increase on the previous monitoring period. The majority of starts are small sites, however a number of larger sites have also been started, including a new development of 269 homes in Sandbach, 143 homes in Crewe and 121 homes in Disley. Some of the more significant sites of ten or more dwellings are listed in Table 4.2.



Table 4.2 Significant Sites Started (2013/14)

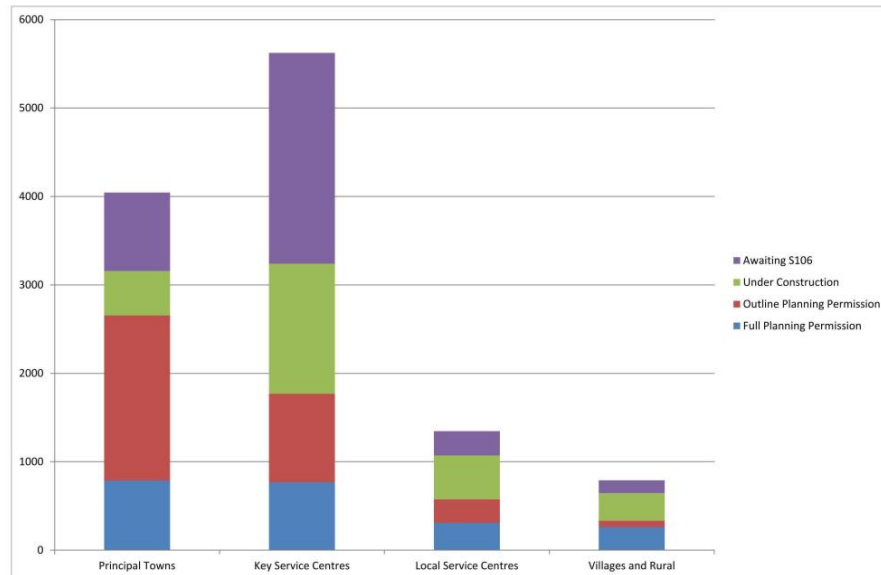
Site	Number of Dwellings Proposed (Gross)
Butley Hall, Scott Road, Prestbury	10
Land adjacent to 97 Broughton Road, Crewe	11
The Woodlands, Shady Grove, Alsager	12
Royal Scot, Plane Tree Drive, Crewe	14
Dystelegh Court, Greenhill Walk, Disley	15
Winlowe, Bank Street, Macclesfield	15
Land south of Tudor Way, Congleton	16
89A Bradfield Road, Crewe	16
Rockwood Inn, 204 Alton Street, Crewe	20
Linden Court, Hungerford Avenue, Crewe	22
Land off St Anne's Lane, Nantwich	24
Oakdean Court, Wilmslow	29
Land off Hassall Road, Sandbach	39
Land on Sheppenhall Lane, Aston	43
South Cheshire College of further Education, Dane Bank Avenue, Crewe	50
Kestrel Engineering, Brook Street, Congleton	54
Land at COG Training and Conference Centre, Crewe Road, Nantwich	59
Land south of Crewe Road, Alsager	65
FibreStar Site, Redhouse Lane, Disley	121
Bombardier Transportations, West Street, Crewe	143
Land south of Hind Heath Road, Sandbach	269

4.10 The number of dwellings started on sites this year is 1,026. This is an increase of 449 from the previous year. It includes a number of dwellings on newly started sites (identified above) and several on sites that were already under construction prior to the monitoring period.



4.11 There has been a 20% increase in the number of sites granted planning permission this year: 346 permissions were granted in the year 2013/14, which equates to permission for 6,011 dwellings (gross). 37% of the dwellings given planning permission were in the Principal Towns of Crewe and Macclesfield, with 37% also in the Key Service Centres. The remaining 26% of dwellings were permitted in Local Service Centres, villages and rural areas.

Figure 4.6 Location of Commitments by Type



4.12 At 31st March 2014 there were a number of sites with planning permission that remained unimplemented or under construction, as well as sites awaiting the signing of a Section 106 Agreement. These sites have a remaining capacity for 11,803 dwellings. 34% of the dwellings are in the Principal Towns of Crewe and Macclesfield, whilst a further 48% are in the Key Service Centres of Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow. The remaining 18% of dwellings are in Local Service Centres and villages. The locational split of these pipeline developments has changed from 2012/13, with an increase in Principal Towns and Key Service Centre commitments and a decrease in Local Service Centre and village commitments. Figure 4.6 provides the breakdown in terms of numbers of dwellings.

Affordable Housing

4.13 According to Land Registry data⁽⁷⁾ the average house price in Cheshire East in March 2014 was £151,800. This is up 3.8% on the same month of 2013. In the North West, house prices grew more slowly (up 2.7% over the same twelve-month period, to reach £108,700), but in England and Wales, house price inflation was higher (6.0% for the year to March 2014, bringing the average to £168,800).

4.14 Average house prices in Cheshire East by house type were as follows in March 2014: detached house £259,200; semi-detached £134,500; terraced £105,400; and flat £126,500.⁽⁸⁾

7 Indicator H12: Land Registry data. Downloaded on 28/8/15 from <http://landregistry.data.gov.uk/app/hpi>

8 Land Registry data. Downloaded on 28/8/15 from <http://landregistry.data.gov.uk/app/hpi>



4.15 Table 4.3 shows the number of affordable units completed over the last four years. In 2013/14, 16% of the dwellings built were affordable. This is a decrease of 53 dwellings on the number of affordable dwellings built in 2012/13.

Table 4.3 H11: Provision of Affordable Homes

2010/11	2011/12	2012/13	2013/14
170	214	184	131

Empty Homes

4.16 The Government is keen to reduce the number of houses that are standing empty. There is now an added incentive of the New Homes Bonus, which rewards bringing empty homes back into use. In Cheshire East there has been a reduction in the number of empty homes for the fifth year running. Information taken from the Empty Homes Agency⁽⁹⁾ suggests that at October 2013, there were 4,515 empty homes in Cheshire East. This represents a significant drop over the last three years; in 2010, the Borough had 6,189 empty homes. 1.22% of these have been vacant for more than 6 months.

4.17 The number of empty homes in Cheshire East represents 2.7% of the Borough's total housing stock. This is lower than levels recorded in the North West (3.7%) and the national rate (2.8%).

4.18 The Council is taking action to reduce the number of empty homes by working with owners in a number of ways:

- Two dedicated posts to liaise with owners to bring empty homes back into use;
- A leasing scheme in partnership with Wulvern, Peaks and Plains Housing Trust, Plus Dane, Regenda and Great Places, offering options for leasing properties, including financing options for renovation works;
- A proactive approach through area based surveys to gain a better understanding of the problems associated with empty properties;
- Prioritising and targeting of problematic empty properties (risk based matrix scoring system) and pursuing more rigorous enforcement measures;
- Interest-free loans for renovations; and
- Change in the Council Tax discount for properties empty for longer than 2 years – now 150% discount.

Housing Supply

4.19 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to 'boost significantly the supply of housing', and to 'illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. The Local Plan Strategy Submission Version was published in March 2014, however this plan is subject to formal Examination and therefore does not constitute an adopted Local Plan. The Submission

9 Indicator H16: Empty Homes Agency



Version indicates the proposed housing requirement and how this will be met over the Local Plan period, however this is likely to change as a result of the Local Plan process and procedures through to formal adoption.

4.20 As of 31st March 2014, Cheshire East has a total deliverable housing land supply of 10,562 dwellings. This equates, with a 5% buffer, to 6.08 years supply of deliverable housing land, and with a 20% buffer this equates to a 5.32 years supply, as shown in Table 4.4.

Table 4.4 Housing Land Supply to 1st April 2014

Base Date 1st April 2014	
Element	Dwellings
Five year housing land supply need (1,180 dpa x5)	5,900
Backlog	2,370
Total housing need (Sedgefield)	8,270
With 5% buffer applied	8,684 (1,737 dpa)
With 20% buffer applied	9,924 (1,985 dpa)
Total supply as at 31st March 2014	10,562
With 5% buffer applied	6.08 years
With 20% buffer applied	5.32

4.21 The full details of this supply are included in a separate paper, published 14 October 2104 and available on the Council's website.⁽¹⁰⁾ In addition this paper gives an updated position to the housing land supply to 31st August 2014. The update concluded that at 31st August 2014 the Council could demonstrate a 6.36 years supply based on 5% buffer and 5.57% years supply with a 20% buffer.

Appeals

4.22 The key findings of housing-related appeals during the monitoring period show that, generally, the material considerations of the proposals outweigh departures from/conflicts with the Development Plan. It is also worth noting that the Council's calculation of 5 year housing supply was not supported at a number of planning appeals.

4.23 An outline application in Handforth for continuing care retirement community (care village) comprising a 58 bedroomed care home, 47 close care cottages and 15 shared ownership affordable dwellings (12/1578M), on safeguarded land was allowed. The Inspector found that the element of Policy GC7 of the Macclesfield Borough Local Plan that designates that safeguarded land was out of date. The proposal should therefore be considered in the context of whether any adverse impacts resulting from the proposal would significantly and demonstrably outweigh its benefits. The Inspector concluded that

10 [Cheshire East Council Five Year Housing Land Supply Position Statement, September 2014](#)



the proposal would result in benefits, as there is a current and future identified need for the proposal and these represent material considerations sufficient to justify a departure from the development plan.

4.24 An outline application for up to 270 dwellings in Nantwich (12/2440N) went to appeal due to the Council's failure to issue a decision in the prescribed period (the site already had planning permission for 240 dwellings). This appeal was recovered for the Secretary of State's determination due to the number of units proposed and the site size. The Secretary of State agreed with the Inspector's conclusions to allow the appeal, whereby it was found that there would be no significant implications resulting from the difference in providing up to 270 dwellings on the site, as opposed to up to 240 in the already permitted scheme.

4.25 An outline application for up to 160 dwellings in Sandbach (12/1903C) went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeal due to the lack of a five year housing land supply, and the benefit the provision of affordable housing would bring. The Inspector acknowledged that there was conflict with the development plan, but the harm identified to landscape, loss of BMV land, and the loss of outlook for local residents would not amount to significant and demonstrable harm that would outweigh the benefits of the scheme.

4.26 In the case of 12/1670C, which was an application for 30 dwellings in Alsager, the Inspector acknowledged that there would be harmful effects on the character and appearance of the area; however these were found to be moderate, minor, or short term. The Council was found not to have a five year supply of housing land. The Inspector found that the proposal would contribute to local needs, and stated that this benefit is not outweighed by the limited harm the development would cause; therefore the appeal was allowed.

4.27 Although there was a conflict with policies in the Borough of Crewe and Nantwich Replacement Local Plan 2011, an outline application for a residential development in Crewe (11/3010N) was allowed. This was due to the lack of a five year housing land supply, the contribution the proposal would make to meeting the need for market and affordable housing, and that the proposal would constitute a sustainable form of development.

4.28 An appeal for some 51 dwellings (11/2212N) in Shavington was allowed due to the lack of a five year housing land supply, and that there would be economic, social and environmental benefits from the proposal, for example the provision of open-market and affordable housing, and the proposed areas of Public Open Space would exceed policy RT.3 in the Borough of Crewe and Nantwich Replacement local Plan 2011. The Inspector concluded that the proposal would constitute sustainable development.

4.29 Two outline applications in Congleton, both for 40 dwellings (12/3028C, and 12/3025C), went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeals due to the lack of a five year housing land supply, the benefits the development would provide, for example affordable housing, and that the identified harm (intrusion into the open countryside, and impact on the character of the area) does not significantly and demonstrably outweigh the benefits.



4.30 In the case of 12/2309N, which was an outline application for 10 dwellings in Hankelow, the Inspector afforded little weight to the emerging Core Strategy. The Council did not have a five year supply of housing land, and it was found that the proposal would constitute sustainable development, therefore the appeal was allowed.

4.31 An application for 25 dwellings in Somerford 12/3807C was allowed although the Inspector concluded that the proposal would not comply with policies relating to development in the countryside or the Infill Boundary Line and that there would also be undoubted reliance on the private car for many journeys. However, the Inspector found that these adverse impacts would not significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework as a whole. Of particular importance is the provision of market and affordable homes, which would help address housing need and the reduction of the land supply deficit.

Index of Multiple Deprivation

4.32 The AMR 2010/11 included a detailed evaluation of the Indices of Deprivation, which combine a number of economic, social and environmental indicators to assess and identify levels of deprivation in particular areas. It remains the most up-to-date analysis, as the Indices have not been updated over the intervening monitoring periods. Please refer to the AMR 2010/11 for more information.

4.33 The following initiatives continue to partner the Council with the Local Area Partnerships (LAPs) in order to support Cheshire East's areas of deprivation:

- Neighbourhood level community budgeting on the Moss Estate (Macclesfield);
- NEETs Project in St Barnabas (Crewe) working to reduce the number of NEETS (young people Not in Education, Employment or Training);
- Health improvement and other community-led work in Cledford (Middlewich) and Buglawton (Congleton) following asset-mapping exercises undertaken in 2012;
- Community First panels and neighbourhood grants in Crewe North and Crewe South;
- Neighbourhood Working with community groups in a wide range of neighbourhoods including Buglawton (Congleton), Crewe West, Crewe St Barnabas, Sherborne (Crewe East), Crewe South, Cledford, Middlewich, Radway Estate (Alsager), Bromley Farm (Congleton), Moss Estate, Upton Priory, Weston and Ivy, (Macclesfield), Colshaw Farm (Wilmslow), and Longridge (Knutsford);
- Development of Community Groups - Gresty, Friends of St Barnabas, North and South Panels;
- Twister Sister/Mister ASB and Mentoring support programme developed from Big Sister pilot - two schemes delivered with one in Sir William Stanier School 10 pupils and 1 at Kingsgrove 12 girls and 8 boys (first scheme for boys). Challenge Me was also launched - a boot camp and mentoring programme delivered in Kingsgrove targeting 17 boys;
- Community Garden Project - St Barnabas Hall scheme continues (WW1 garden was created at Leighton Hospital as part of the NEET project at St Barnabas, 2014);
- Foodbank in Crewe and Nantwich - ongoing support regarding the promotion of collection of food items and referrals to banks by the way of community hubs;
- Debt Management Support - support given to Christian's against poverty for debt management workshops and 121 support worker;



- Talking Heads - intergenerational project linking attitudes to learning using arts as a tool to engage elders in the community - pilot projects in Crewe East and Crewe South - completed in 2013;
- Winter Resilience - supporting elders/vulnerable people with winter warmth, fuel reduction - campaigns targeting over 75's delivered across CE in 2013/14;
- Crewe Youth Voice;
- Annual Health and Wellbeing Fayre - Crewe Health Fayre reached over 500 residents at its annual fayre;
- Streetsafe;
- Homework Clubs on Longridge, Wistaston Green (Crewe), Claughton Avenue and Brook House Estate - 2013/14 saw the launch of BASE run by YMCA afterschool activity, homework and tea club at the YMCA, Georges Community Centre, Bethaney Hall;
- Over 50's clubs and luncheons - a number of new clubs and activity session added in 2013/14 at Jubilee House and Georges Community Centre sessions, Union Street Senior Club, OCEAN Seniors including Knit and Natter, Flower arranging, holistic therapies, craft clubs, WW1 art group;
- Employment Groups have been set up in Congleton, Alsager, Sandbach, Middlewich and Holmes Chapel to develop work clubs, with the potential to roll this out in other LAP areas - Work Clubs delivered from Georges Community Centre, Eagle Bridge Health Centre; and
- Working with a Buglawton community group to develop a neglected church hall into a community facility local people will value and use.

Fuel Poverty

4.34 A household is said to be in fuel poverty if it spends more than 10% of its income on fuel to maintain a satisfactory heating regime. A number of factors determine whether a household is in fuel poverty or not, including the energy efficiency of a home, household income, and the cost of fuel. The latest (2013) figures show that, in Cheshire East, 14,300 households (8.8% of all the Borough's households) are in fuel poverty. This compares to 10.9% of households in the North West region and 10.4% of those in England.⁽¹¹⁾

Local Housing Strategy

4.35 The AMR 2010/11 recorded the decision to produce a local housing strategy to complement the Sub-Regional Housing Strategy. The Strategy, which prioritised resident and stakeholder engagement in its creation, has been adopted and focuses on the unique opportunities and challenges in Cheshire East at this time of significant change in the housing sector. The Cheshire East Housing Strategy, 'Moving Forward', will act as a five year plan for housing for 2011 to 2016.

4.36 The Strategy outlines the housing vision and includes specific projects and proposals and is structured around the following objectives:

- Delivering market and affordable housing;
- Making the best use of our existing stock;

11 Indicator H18: Sub-regional Fuel Poverty – England 2013 – Low Income High Costs definition, DECC, May 2015: <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>



- Meeting the needs of our most vulnerable residents;
- Meeting the needs of an ageing population; and
- Investing in our neighbourhoods.

Conclusion

4.37 Despite the difficult economic conditions and their impact on the construction industry, the net number of houses built yearly in Cheshire East has increased for the third year running. The Principal Towns as a whole saw a decrease in the share of completions, with Key Service Centres receiving a greater share than in the previous year. This indicates a greater spread of new housing provision across the Borough, increasing local people's ability to access new homes. The completions encompass a mix of house types and sizes, with development at a lower density overall than in the previous year. There has been an increase in larger family homes.

4.38 The increase in housing completions is accompanied by a decrease in affordable homes completed this year, with the number of empty homes also falling due to action taken by the Council. The implementation of the Council's Local Housing Strategy, 'Moving Forward', is now in place and sets a framework for meeting the housing needs of local residents.

4.39 There has been an increase in the number of construction starts on dwellings during the monitoring period and a 20% increase in the number of residential proposals granted planning permission.

4.40 The Government requires all planning authorities to be able to demonstrate a five year supply of readily available housing land. As of 31st March 2014, Cheshire East has a total deliverable housing land supply of 10,562 dwellings. This equates, with a 5% buffer, to 6.08 years supply of deliverable housing land, and with a 20% buffer this equates to a 5.32 years supply. The Council's calculation of its 5 year housing supply has not been supported by some Planning Inspector's at appeal.

Actions Needed

4.41 Key actions needed in relation to planning for housing in Cheshire East are:

- Make sure that Cheshire East has a robust 5 year supply of housing land.
- Make sure that affordable houses are being provided on appropriate sites.
- Monitor the effects of the Interim Statement on Affordable Housing.
- Explore how the Council can use its assets to deliver more affordable housing.



Chapter 5: Economy

5.1 Cheshire East's local economy constitutes around 7% of the North West's total economic output (Gross Value Added).⁽¹²⁾ The Borough is home to more businesses than any other unitary authority in the region, except for Manchester. Its 18,100 companies⁽¹³⁾ include international manufacturing businesses such as AstraZeneca, BAE Systems, and Bentley Motors. A tenth of the North West's top 500 companies have their head office in Cheshire East and the Borough has more of these top 500 firms than anywhere outside Manchester.⁽¹⁴⁾

5.2 Since 2013, the UK has shown signs of a significant recovery, with economic output (Gross Domestic Product) having now grown strongly – by 0.6% in the second quarter of 2013 (April to June) and by 0.7%, 0.4% and 0.9% respectively in each of the three subsequent quarters (2013 Q3, 2013 Q4 and 2014 Q1). This equates to an annual GDP growth rate of around 2.7%. However, even by the end of 2014 Q1, GDP was still only 1.6% above its pre-recession (2008 Q1) peak, whilst ONS' mid-year population estimates indicate that, between mid 2008 and mid 2013, the UK population grew by 3.7%. Hence, in terms of GDP per head, the UK was still below its pre-recession level in 2013/14.⁽¹⁵⁾

5.3 In Great Britain, the broad measure of unemployment (covering all jobless people aged 16+ who are available for and actively looking for work or waiting to start work) rose from 1.56m in 2007/08 to 2.51m by 2011/12, before falling to 2.27m (2013/14 figure). In Cheshire East, this measure of unemployment was 6,800 in 2007/08, rising to 12,500 in 2009/10, but falling back to 9,300 by 2013/14. The latter (2013/14) figure equates to an overall unemployment rate of 5.0% (compared to 6.6% in 2009/10), which is significantly lower than the rates for the North West and Great Britain (7.8% and 7.2% respectively).⁽¹⁶⁾⁽¹⁷⁾

5.4 The 2011 Cheshire & Warrington Business Needs Survey, undertaken by Cheshire East Council in partnership with other Cheshire and Warrington bodies, suggested that 33% of Cheshire East businesses had experienced an increase in turnover in the previous 12 months (that is 2010 to 2011), whilst only 26% reported a decrease. However, there was little difference between the proportion expecting the business climate to improve

12 Source: Regional Gross Value Added (Income Approach) NUTS3 Tables, ONS, December 2014. Statistic based on data for 201

13 Indicator E4. Source: Business Demography – 2013: Enterprise Births, Deaths and Survivals, ONS, November 2014. Commentary based on data for 2013

14 Source: Cheshire East Annual Property Report 2013

http://www.cheshireeast.gov.uk/business/employment_sites_and_premises/commercial_property_report.aspx

15 Sources: [A] Second Estimate of GDP, Quarter 2 (April to June) 2015, ONS statistical release, 28 August 2015): <http://www.ons.gov.uk/ons/rel/naa2/second-estimate-of-gdp/q2-2015/stb-2nd-est-gdp.html>. [B] ONS mid-year population estimates 2008 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.

16 Indicator E5. Sources: [1] Cheshire East data: Model-based estimates of unemployment, April 2004 - March 2005 to April 2013 – March 2014, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey April 2004 – March 2005 to April 2013 – March 2014, ONS, NOMIS. ONS Crown Copyright

17 These broad unemployment rates measure the broad unemployment count as a percentage of the economically active population aged 16 and above.



over the following 12 months (27%) and the proportion anticipating a deterioration in the climate (26%). Even so, more than a quarter (27%) of the Borough's businesses intended to expand their geographic market over the next 12 months (that is 2011 to 2012).⁽¹⁸⁾

5.5 Several companies have invested in Cheshire East over the monitoring period, and others have indicated their intention to do so. This includes new and existing companies:

- Prominent retailers have been attracted to the Borough, including Sainsbury's and Next.
- The US-owned Waters Corporation is in the process of centralising its North West operations on the former Stamford Lodge site in Wilmslow, having obtained permission and commenced construction on a new facility to provide headquarters, research and development, and manufacturing for its mass spectrometry business.
- Bruntwood has been granted planning permission to double the size of the office space at Booths Hall in Knutsford.
- Bentley announced that it will invest £800 million to develop a new sports utility vehicle at its Crewe headquarters, creating over 1,000 jobs.
- Astra Zeneca announced the development of a £120 million facility at its Macclesfield complex to manufacture its treatment for prostate cancer creating 300 jobs.

Local Enterprise Partnership

5.6 Cheshire East is part of the Cheshire and Warrington Local Enterprise Partnership (LEP), which was established in March 2011 and is made up of business, local authority, academia and voluntary sector representatives. Its vision going forward is to make Cheshire and Warrington the best performing economy outside of the South East and the Local Plan Strategy seeks to contribute towards achieving that vision.

5.7 The LEP is working with Government to define a clear and robust growth strategy for the investment of both Government and European Structural and Investment Funds (ESIF) and has prepared and submitted both a Strategic Economic Plan (SEP) and ESIF Plan for delivery in 2015/16.

Economic Development and Employment Land

Table 5.1 E12 and E13: Floorspace Completions in Cheshire East (2013/14)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross sqm	1,648	19,753	907	1,994	1,032	825	0	614	26,773
Net sqm	-1,927	19,121	857	1,185	-37,464	-1,404	0	-381	-20,013
PDL ⁽¹⁾ sqm	1,280	19,753	37	1,994	1,032	778	0	614	25,488
% on PDL	78	100	4	100	100	94	0	100	95

18 Source: Cheshire East report, Cheshire & Warrington Business Needs Survey 2011. Survey undertaken by BMG Research on behalf of the Cheshire and Warrington Local Authorities and the Cheshire & Warrington Enterprise Commission. Note: Interviews took place in Jan to Feb 2011, so the responses relate to businesses' views at that time (for example in the question about turnover, the 'previous twelve months' means early 2010 to early 2011).



1. Previously developed land

5.8 Table 5.1 reveals that gross employment floorspace completions are higher than the previous year, representing a 23% increase.⁽¹⁹⁾

5.9 Most of the floorspace completions in 2013/14 are accounted for by changes of use from non-employment uses to employment use. This is reflected in the high proportion of developments completed on previously developed land during the monitoring period.

5.10 The majority of the gross floorspace completed was located in the rural areas in Cheshire East. This included 19,753sqm at Stanford Lodge, Wilmslow.

Epsom Avenue, Handforth



5.11 From 30th May 2013 permitted development rights regarding the change of use of offices to residential were introduced. Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. The Council has had nine notifications for changes of use from B1a office to C3 residential. There is, however, no requirement to notify the area of loss.

Employment Land Take-Up

5.12 Employment land take-up rates for 2013/14 are shown in Table 5.2. It is important to note that, as with the employment land supply data, the land take-up figures exclude extensions and infill developments on existing employment sites that are not available to the wider business community (for example owner occupier sites).

5.13 The table provides a 'gross' amount of land taken-up for employment uses. The second row of the table accounts for land that has been converted from one employment use to another; such land is deducted from the gross figure to calculate the 'net' take-up, as shown in the final row.

5.14 The proportion of gross land taken up in the Principal Towns and Key Service Centres in Cheshire East was only 16%, due to a 15.1 ha proposal for the the construction of a mass spectrometry building at Stanford Lodge, Wilmslow.

Table 5.2 E14: Employment Land Take-Up (2013/14)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Land Take-up ha	1.06	15.10	0.16	0.27	0.40	0.13	0.00	2.32	19.44

¹⁹ Floorspace completions include extensions and infill development at existing employment facilities



	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Redevelopments and Changes of Use ha	0.00	15.10	0.00	0.00	0.07	0.13	0.00	1.85	17.15
Net Land Take-up ha	1.06	0.00	0.16	0.27	0.33	0.00	0.00	0.47	2.29

Employment Land Supply

5.15 Table 5.3 below shows the employment land supply across Cheshire East as at the end of March 2014.⁽²⁰⁾ It is important to note that, as with the employment land take-up data, the land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use.

5.16 The gross supply figures include changes of use or the redevelopment of sites already in one form of employment use to another employment use.

Table 5.3 E15: Employment Land Supply as at 31st March 2014

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Supply ha	6.59	0.00	0.00	10.20	0.00	0.09	0.00	192.88	209.76

5.17 About 52% of the gross supply is land that is allocated in the former District's Local Plans; 31% has planning permission and 17% is under construction. A substantial proportion of the supply is accounted for by a small number of very large sites, including:

- South Macclesfield Development Area, Macclesfield: this is an allocated 22 ha site located west of the Lyme Green Business Park.
- Basford East, Crewe: This site is allocated in the Crewe and Nantwich Local Plan for employment uses and covers an area of almost 50 ha.
- Basford West, Crewe: This planning permission has an area of nearly 42 ha, and provides for office, warehouse and industrial accommodation and associated infrastructure.
- Midpoint 18 (remaining plots from early phases), Middlewich: an outline planning permission covers an area of around 41 ha. Parts of this site have commenced under reserved matters planning permissions, leaving around 34 ha to be developed.
- Midpoint 18 Phase 3, Middlewich: This outline application covers an area of 53 ha and proposes a mix of B1, B2 and B8 uses, as well as a limited amount of leisure and tourism development including a hotel.

20 Core Indicator BD3



5.18 In addition to the allocated and committed supply of employment sites, a number of planning applications for employment uses have been approved by the Council and are awaiting completion of Section 106 legal Agreements. These are shown in Table 5.4.

Table 5.4 Planning Applications awaiting Section 106 Agreements as at 31st March 2014

Application Reference	Location	Proposal	Site Area (ha)	Proposed Use(s)
13/3293M	Booths Park, Chelford Road, Knutsford	Outline application including details of access and layout for the demolition of existing buildings and erection of up to 21,035 sq m gross B1a office accommodation, car parking, landscaping and associated works at Booths Park, Knutsford	6.3	B1a
13/2035N	Land at the former Wardle Airfield, Wardle	Outline application Including means of access for employment development comprising light industry, general industrial and storage and distribution uses (B1(C)/B2/B8 use classes.	62.4	B1c, B2, B8

Employment Land Losses

5.19 Table 5.5 summarises the amount of employment land either lost through development or committed (that is land with planning permission or under construction) to other non-employment land uses. The amount of employment land lost this year has increased compared to last years figure of 3.78 ha. The majority of the present year's losses were from B2 uses. 22.04 ha of land are committed as potential employment losses.

Table 5.5 E16: Employment Land Losses (2013/14)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Potential Loss at 31st March 2014 (ha)	0.10	0.00	0.22	0.01	21.05	0.08	0.00	0.59	22.04
Actual Loss during 2013/14 (ha)	1.91	0.00	0.05	0.04	12.36	0.50	0.00	0.14	15.00

Appeals

5.20 There were no appeals in relation to employment schemes during the monitoring period.



Town Centres and Major Regeneration Schemes

5.21 In 2011, a joint Retail Study for Cheshire was produced for Cheshire East and Cheshire West & Chester Councils. It identifies a network of centres and provides retail capacity and health check information for several towns. It indicates more sustainable shopping patterns, however:

- there is capacity for additional convenience goods floorspace in Macclesfield (after taking into account existing commitments);
- in the longer term there will be capacity for additional comparison goods floorspace, which should be mainly focused in Crewe and Macclesfield; and
- the study showed that there is a need for a major new leisure destination in one of the Borough's larger centres due to a qualitative need for new cinema provision and an identified capacity for ten-pin bowling and bingo facilities.



Middlewich

5.22 The retail sector faced challenging conditions during the 2008 to 2009 recession and the period of economic weakness that followed (2009 to 2012). However, retail activity has grown strongly in the last year: between the first quarter of 2013 (January to March) and the same quarter of 2014, the volume of retail sales increased by 3.5% (though this partly reflects the unseasonably cold weather in March 2013) and was up 0.7% on the previous (October to December 2013) quarter.⁽²¹⁾ Even so, a key constraint that continued to limit high street activity in 2013/14 was the lack of growth in real (inflation-adjusted) earnings. Between the first quarter of 2013 (January to March) and the same period of 2014, regular pay grew by 1.3% and total pay by 1.8%; the latter figure is only slightly above the Consumer Price Index (CPI) inflation rate for the year to March 2014 (1.6%) and both total and regular pay growth had generally lagged behind the CPI inflation rate for the preceding five years.⁽²²⁾ The high street also faces increasing competition from online retailers.

5.23 The proportion of retail units lying vacant across the UK has fallen slightly to 13.9% during the monitoring period. The North West was identified as the worst performing region, with a vacancy rate of 17%, however this is an improvement on the previous year.⁽²³⁾

5.24 Town centres in Cheshire East have continued to see an overall decrease in the number of vacant shop units.

21 Source: 'Retail Sales, July 2015' ONS statistical release, 20 August 2015:

<http://www.ons.gov.uk/ons/rel/rsi/retail-sales/july-2015/index.html>. The figures quoted above are seasonally adjusted.

22 Sources: EARN01 (seasonally adjusted average weekly earnings) data tables, 'Labour Market Statistics, August 2014', ONS statistical release, 12 August 2015:

<http://www.ons.gov.uk/ons/rel/lms/labour-market-statistics/august-2015/index.html>; 'Consumer Price Inflation, July 2015', ONS statistical release, 18 August 2015:

<http://www.ons.gov.uk/ons/rel/cpi/consumer-price-indices/july-2015/index.html>

23 <http://www.bbc.co.uk/news/business-26107287>



5.25 With an overall vacancy level of 11.0%, Cheshire East falls below the average national vacancy rate of 13.9%, and far below the North West average of 17%. Table 5.6 shows that the picture varies across the Borough. Whilst six centres have successfully increased the number of occupied units, only four centres have regressed, which are Crewe town centre, Nantwich, Sandbach and Wilmslow. Congleton, Crewe town centre/Nantwich Road, and Middlewich are especially concerning, as they exceed the national average vacancy rate. (See also Table C1, Appendix C).⁽²⁴⁾

Table 5.6 R1: Vacancy Levels (2013/14)

Centre	No. Units			%
	2011/12	2012/13	2013/14	
Alderley Edge	3	6	4	4.4
Alsager	13	10	8	6.8
Congleton	55	53	50	16.0
Crewe Town Centre	39	47	52	22.5
Crewe, Nantwich Road	21	24	24	14.9
Handforth	8	10	10	13.0
Knutsford	23	19	16	6.6
Macclesfield	83	68	68	11.6
Middlewich	18	19	17	17.7
Nantwich	16	7	8	3.2
Poynton	7	6	5	4.0
Sandbach	23	21	22	9.2
Wilmslow	22	21	26	9.3
Total	331	311	310	11.0

5.26 There has been a general decrease in the number of A1 uses, with the exception of Congleton, Crewe Nantwich Road, and Nantwich town centre, non of which have gained or lost, or Knutsford and Poynton, which have an increased proportion of A1 uses. There has been a general decrease in the number of A2 uses, with the exception of Alderley Edge, Congleton, and Crewe town centre, non of which have gained or

Poynton Town Centre



24 Indicator R6: CEBC Spatial Planning, Retail Application Monitoring Database (2013).



lost, and Alsager and Knutsford, which witnessed an increased proportion of A2 uses. The number of food and drink type uses, and 'other' uses have grown in eight centres, with a particular increase for 'other' in Congleton (73%).

5.27 There were no planning appeals over the monitoring period in relation to retail uses.

5.28 Cheshire East has continued to see new shopping and office development. Table 5.7 shows that the majority of office, leisure and retail development has taken place outside town centres.

Table 5.7 R6: Retail, Office and Leisure Floorspace Completions (2013/2014)

Use Class	Completed Within Town Centres		Completed Outside Town Centres		Cheshire East Total	
	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
A1	162.60	-2,413.77	3,901.27	2,344.63	4,063.87	-69.14
A2	1,529.80	1,295.20	352.00	106.00	1,881.80	1,401.20
B1a	99.00	-1,347.00	1,549.00	-580.00	1,648.00	-1,927.00
D2	0.00	0.00	8,847.53	4,078.72	8,847.53	4,078.72
Total	1,791.40	-2,465.57	14,649.80	5,949.35	16,441.20	3,483.78

Working Together

5.29 The Council has continued to actively promote our towns through various initiatives. More details on these can be found in the Economic Development Strategy.⁽²⁵⁾ Progress during the monitoring period is as follows:

- Macclesfield Town Centre - Following extensive pre-planning consultations, developers Wilson Bowden submitted a detailed planning application to the Council for the proposed development which was approved in September 2013. The scheme is a comprehensive mixed-use development, comprising a Debenhams store, additional retail space, a cinema, restaurants, residential units and new town squares. The scheme reflects the detailed consultations that took place with all relevant stakeholders including both the Council and the Make it Macclesfield Forum.
- All Change for Crewe - Delivery of the strategy has continued over the monitoring period with the commencement of work on a £6m overhaul around Crewe Railway Station, including a new 240 space car park (which has been completed), new commercial units and public access from Weston Road (which has also been completed).

5.30 An application to vary the approved conditions for the extension of the Bridestones Shopping Centre in Congleton town centre was approved in December 2013 (ref 12/1211C). This removed the hotel element and contained additional speciality retail.

25 Economic Development Strategy for Cheshire East, June 2011
www.cheshireeast.gov.uk/business/business_information/economic_development_strategy.aspx



5.31 Significant applications that have been granted consent during this monitoring period are listed in Table 5.8.

Table 5.8 Planning Consents for Developments of over 500sqm (gross) Floorspace (2013/14)

Application Number	Address	Proposal
12/1211C	Bridestones Shopping Centre, Victoria Street, Congleton	Variation to conditions 2, 7, 13, 40 and 41 and removal of condition 10 attached to the redevelopment of the Bridestone Centre (09/1018C) to enable the non-provision of the previously approved hotel and associated external alterations from the scheme.
12/1212M	Land at Churchill Way, Duke St, Roe St, Samuel St, Park Ln, Wardle St, Water St, Exchange St, Wellington St and Gt. King St, Macclesfield town centre	Demolition of buildings on the site to enable the development of a comprehensive mixed use scheme. To include: A1 to A5 (22,685 sqm gea, of which up to 2,325 sqm is A3 to A5 and up to 6,430 sqm is a department store), cinema 4,255 sqm, office/community space 510 sqm, 10 residential units, two car parks providing up to 818 spaces, additional street parking for 62 cars, new town square (Mulberry Square and associated highway and public realm works.
13/0932M	The High Legh Park Golf Club, Warrington Road, Mere	Golf academy and driving range.
13/2551M	56-58 Mill Street, Macclesfield	Cou from A1 to A2 to ground floor and basement.
13/4424M	Unit 1-2, First Avenue, Poynton	Change of use to childrens' entertainment centre and community resource. Ancillary covered parking.
13/4937M	Unit 1, Epsom Avenue, Handforth	Proposed change of use from B1, B2, B8 to D2 to create fitness suite.
14/0483C	Spinney Motor Homes, Knutsford Road, Cranage	Demolition of rear extension and replace with two storey rear extension to form new main entrance, sales offices, ground floor accessories shop, parts department, cafe & ground and first floor offices, archive, meeting room and storage areas.

Tourism

5.32 Data on tourism sector activity is available from the Scarborough Tourism Economic Activity Monitor (STEAM). STEAM is a nationally-recognised model that uses a range of sources (for example visitor surveys, hotel occupancy rates and footfall figures) to inform its estimates.



5.33 As the latest STEAM data show, the tourism sector makes a significant contribution to Cheshire East's economy, with the sector being worth an estimated £737m in 2013. The STEAM data puts the number of visitors at 13.89m for 2013 and the number of visitor days at 15.42m. In 2013, day visitors made up 89% of all visitors, 80% of visitor days and 73% of tourism revenue. People staying with friends and relatives made up 9.4% of visitor days, but accounted for a much smaller share of visitor numbers (4.4%) and revenue (3.5%).

People staying in serviced accommodation (such as hotels and B&Bs) accounted for just 6% of all visitors and 9% of visitor days, but spent much more than other visitors and hence contributed an estimated 22% of all the Borough's tourism revenue.⁽²⁶⁾

Little Moreton Hall by Richard9th



5.34 The same estimates also indicate that the sector contributes an estimated 10,500 of Cheshire East's jobs (8,300 directly, with a further 2,200 being supported indirectly).

5.35 Other achievements include wins for Cheshire East tourism businesses at the Marketing Cheshire Tourism Awards 2013. The Awards encourage venues to become accredited, offering visitors an assurance of good quality. Awards over the monitoring period were as follows:

- Business Tourism Award - Cranage Hall Hotel
- Large Hotel of the Year - Peckforton Castle Hotel
- Marketing Initiative of the Year - Cholmondeley Pageant of Power, The Source Partnership
- Rising Star of the Year - Misha Horder, Senior Spa Therapist, The Mere Golf Resort & Spa, with Lucy Siebert, Hack Green Secret Nuclear Bunker receiving a Highly Commended Award
- Tourism Event of the Year - Live from Jodrell Bank, with Dickensian Christmas at Tatton Park receiving a Highly Commended Award
- Tourism Experience of the Year - Deer Walks, Tatton Park
- Tourism Pub of the Year - Yew Tree Inn, Bunbury

5.36 Tatton Park also won Large Visitor Attraction of the Year Award at the Visit England Awards for Excellence 2014.

5.37 With beautiful countryside, charming market towns and a rich heritage, Cheshire East has a lot to offer tourists and the Council will continue efforts to market the Borough as a visitor destination. Cheshire East's Visitor Economy Strategy⁽²⁷⁾ has encouraged partnership working with Marketing Cheshire, tourism clusters and with individual tourism businesses to encourage more people to visit the area. As part of the Visitor Economy Strategy, Cheshire East Council aims to make it easier for visitors to plan and book their

²⁶ Source: STEAM Trend Report for 2009 to 2014, June 2015

²⁷ Launched in February 2011 and available at

www.cheshireeast.gov.uk/business/business_information/visitor_economy.aspx



trips. This is being achieved through improvements to the Visitor Information Centres in Macclesfield and Congleton; through the installation of 'Visitor Information Points' in the Borough and through the launch and promotion of a number of tourism websites.⁽²⁸⁾

5.38 An update on the Strategy was produced in late 2012 and includes the following targets:⁽²⁹⁾

- Develop a Visitor Economy with a value of £689m by 2015;
- Increase jobs directly related to the Visitor Economy by around 1,271 over the same period;
- Increase visitor numbers to Tatton to one million by 2015; and
- Increase the number of businesses achieving quality accreditation.

5.39 The Council has organised and run a number of 'Next Generation Visitor Economy Welcome Courses' building on the success of earlier courses aimed at businesses that come into regular contact with visitors. The aim of these courses is to increase the knowledge and understanding of the role of businesses in the local visitor economy, through social media, IT and the management of the Destination Management System (DMS). The Council is also working with and supporting a number of tourism business networks including Cheshire's Peak District, Nantwich & South Cheshire and the East Cheshire Hotels Association.

5.40 There are a number of projects in the pipeline that would boost the Borough's tourism offer in coming years, including those at Quarry Bank Mill, Mottram Hall Hotel and Jodrell Bank Discovery Centre.

5.41 Cheshire East Council is continuing to work closely with Visit Peak District to maximise national marketing opportunities of the Peak District for Cheshire Peak District tourism businesses.

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Conclusion

Economy

5.42 Cheshire East has welcomed investment from several companies over the monitoring period. Gross employment floorspace completions have increased from the previous year, Cheshire East maintains a high supply of employment land, and a number of planning applications for employment uses have been approved by the Council.

5.43 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.9%, compared to Cheshire East, which has a 11.0% vacancy rate, with six centres increasing the number of occupied units. There have been some new retail and office developments in town centres. There have also been new leisure developments.

²⁸ www.cheshirepeakdistrict.com and www.cheshiremarkettowns.co.uk

²⁹ Visitor Economy Strategy Update for Cheshire East, Report to Environment and Prosperity Scrutiny Committee 18th Sept 2012



Tourism

5.44 Cheshire East's tourism sector contributed over £700m to the economy in 2013 and the sector accounts for over 10,000 of the Borough's jobs. Several local companies were successful at the Marketing Cheshire Annual Awards 2013. The Council continues to support tourism through the Cheshire East Visitor Economy Strategy, and through courses aimed at businesses that come into regular contact with visitors.

Actions Needed

5.45 The key actions needed in relation to planning for the local economy and for tourism in Cheshire East are:

Economy

- Maintain a suitable distribution and size of sites (including sites currently in employment use) for economic development across the Borough.
- Continue work to bring forward major allocated sites at Crewe, Macclesfield and Middlewich to ensure a supply of high quality deliverable sites.
- Continue to bring forward the town centre scheme in Macclesfield.
- Consider measures to improve the attractiveness of the town centres to investors/retailers, including through continued partnership working.

Tourism

- Make sure that the leisure and cultural facilities needed to encourage tourism continue to be taken into consideration as part of the ongoing Local Plan process.
- Support the aims of the Cheshire East Visitor Economy Strategy through:
 - Supporting the industry in increasing the number of overnight stays;
 - Promoting good design in the built environment and public space;
 - Protecting the quality of natural and historic landscapes;
 - Improving the provision of arts and heritage; and
 - Enhancing the visitor experience through improvements to the public realm.



Chapter 6: Minerals and Waste

Minerals

6.1 Cheshire East contains a range of mineral resources of local and national economic importance. Minerals currently worked in the Borough include silica sand, sand and gravel, sandstone, salt and peat.

6.2 High quality silica sands are extracted at four sites. The principal use of silica (or industrial) sand is as a raw material in a range of industrial processes, notably glass manufacture and foundry casting.

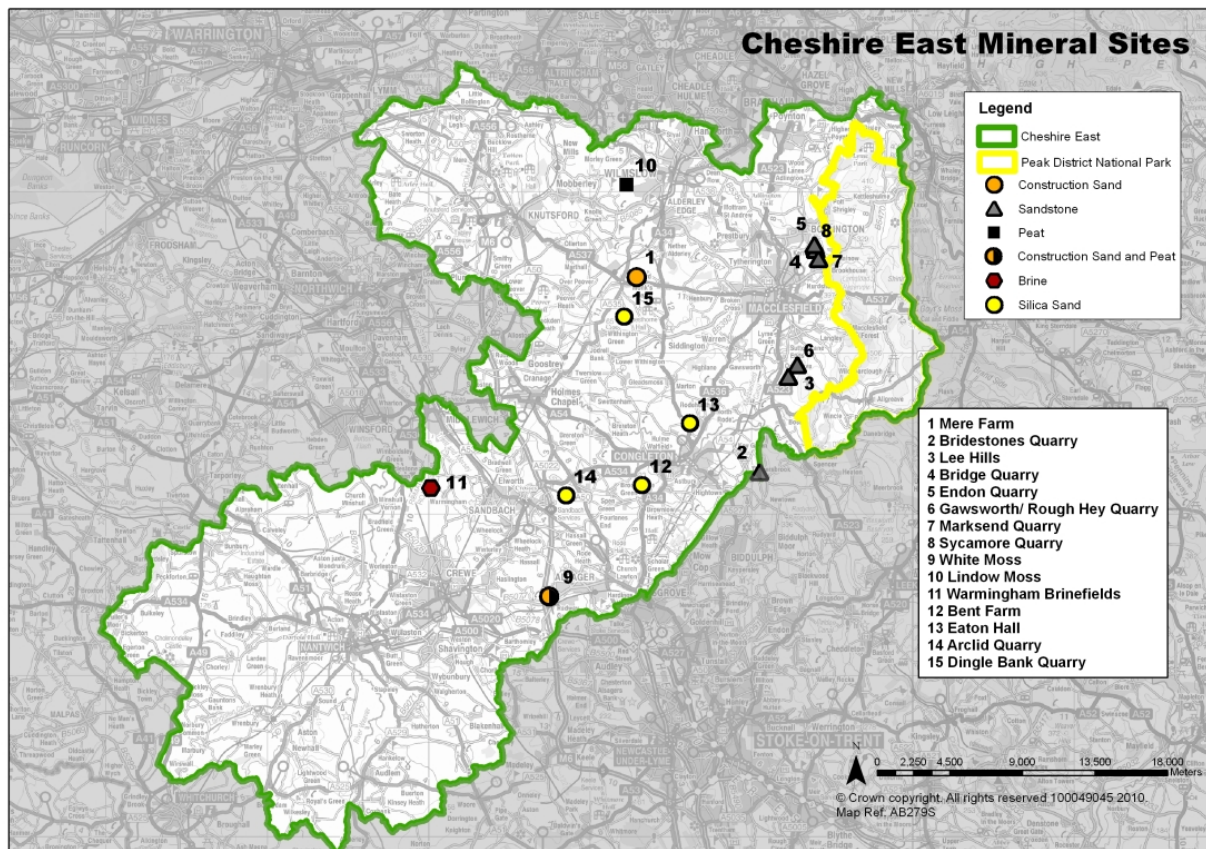
6.3 Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 6.1).

6.4 The Cheshire sub-region contains some of the most significant salt resources in the country. Salt is produced in the form of brine at a site close to Warrington and distributed nationwide for use in chemical manufacturing and food production. In recent years, the underground cavities created in brine extraction have been converted and utilised for the storage of natural gas.

6.5 Peat deposits can be found in areas across Cheshire East. It is used primarily in the horticulture industry. Although demand for peat has decreased over the years due to environmental concerns, there is one longstanding site in the Borough currently extracting peat, although their operations are relatively small in scale.



Map 6.1 Mineral Sites in Cheshire East



Sales of Primary Land-Won Aggregates

Table 6.1 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region (2003 to 2013) (million tonnes)
(1)

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Cheshire East Sand and Gravel	-	-	-	-	-	-	-	0.42	0.26	0.40	0.41
Cheshire East Crushed Rock	-	-	-	-	-	-	-	0.001	0.001	0.001	0.001
Cheshire sub-region ⁽³⁰⁾ Sand and Gravel	1.4	1.1	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.95	0.83
Cheshire sub-region Crushed Rock ⁽³¹⁾	0.02	0.05	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001

1. Source: North West AWP Annual Monitoring Report 2014

30 Note: Cheshire Sub-Region combines Cheshire East and Cheshire West and Chester Boroughs

31 Note: Cheshire West and Chester does not contain permitted crushed rock resources



6.6 Sales of land-won sand and gravel in the Cheshire sub-region fell sharply from 2009 and have since remained steady but relatively depressed. Sales from Cheshire East fell during 2011 to 0.26mt but increased to 0.40mt in 2012 and increased marginally by 2.5% to 0.41 mt. As data for the two Cheshire authority areas had not been collected separately prior to 2010 it is difficult to establish if this figure represents an average.⁽³²⁾

6.7 Whilst the wider economy continues to struggle, it is unlikely that sales of primary aggregate will increase dramatically. However, primary aggregate supply will play a key role in any economic recovery as the materials are essential for major infrastructure projects and housebuilding.

Production of Secondary and Recycled Aggregates

6.8 No further data has been made available on the production of secondary or recycled aggregates since the previous reporting year. Until provision of consistent data in this field is made mandatory, evidence gaps will remain and data will continue to be considered unreliable at best.

New Permitted Minerals Supply

6.9 There were no applications determined for the release of additional mineral resources in this monitoring year. Three applications to vary conditions were approved on 15/10/13 to extend the operational life of Dingle Bank Quarry near Chelford. This will take silica sand extraction at the site up until 2016 with subsequent restoration of worked areas by 2018 and plant area by 2019 (planning refs. 10/3080W, 10/3078W, 10/3077W).⁽³³⁾

6.10 In relation to mineral infrastructure, an application for the development of a pipeline corridor comprising of three pipes between the brine field at Warmingham and the salt factory at Middlewich; and four pipes and a fibre optic cable link between the salt factory at Middlewich and the chemical works at Lostock in Cheshire West & Chester was granted planning permission on 15/10/2013 (planning ref. 13/1052W).⁽³⁴⁾

Mineral Landbanks

6.11 At the end of 2013, aggregate landbanks for the Cheshire East sub-region stood at 107.25 years for crushed rock and 7.28 years for land-won sand and gravel based on the new annual apportionment figures.⁽³⁵⁾ Cheshire East is the only area in the Cheshire sub region that produces crushed rock.



6.12 The relatively stable levels of sales of land-won sand and gravel has resulted in a minimal change to the landbank of 7.28 years.⁽³⁶⁾ This is just above the minimum 7 year national

32 Source: North West AWP Annual Monitoring Report 2014

33 Cheshire East Development Management

34 Cheshire East Development Management

35 Source: North West AWP Annual Monitoring Report 2014

36 North West AWP AMR 2014



policy indicator.⁽³⁷⁾ However it should be noted that the exact proportion of aggregate reserves, as part of larger reserves of industrial sand is not known and therefore fluctuates in response to demand year on year.

6.13 The crushed rock landbank across sites in Cheshire East stood at 107.25 years at the end of 2013 and has remained unchanged for the last 5 years.⁽³⁸⁾ This landbank remains significantly higher than the national policy indicator of at least 10 years.⁽³⁹⁾ Overall sales of crushed rock from sites in Cheshire East are consistently low. This is because the material is a relatively low grade aggregate and is generally sold as a secondary product to sandstone extracted as dressing stone.

6.14 At the end of the current monitoring period, one of the four active silica sand quarries located in Cheshire East are understood to hold a landbank of 10 years or more in line with the national policy indicator.⁽⁴⁰⁾

Table 6.2 Cheshire Land-Won Aggregate Landbanks (at 31st December 2013)

	Landbank at 31/12/2012	Permitted Reserves at 31/12/2013	Annual Average Apportionment Requirement 2005 to 2020 (mt)	Landbank at 31/12/2013
Aggregate Land-Won Sand and Gravel				
Cheshire East	7.9 years	Cheshire Land-Won Aggregate Landbanks (at 31st December 2013) 5.17mt	0.71mt	7.28 years
Cheshire Sub-Region	-	-	-	-
Aggregate Crushed Rock				
Cheshire East	107.25 years	4.29mt	0.04mt	107.25 years
Cheshire Sub-Region ⁽¹⁾	107.25 years	4.29mt	0.04mt	107.25 years

1. Note Cheshire West and Chester does not contain permitted crushed rock resources

37 National Planning Policy Framework (2012)
 38 Source: North West AWP Annual Monitoring Report 2014.
 39 National Planning Policy Framework (2012)
 40 National Planning Policy Framework (2012)



Waste

Position of Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management (March 2011)

6.15 The National Planning Policy Framework (NPPF), published in March 2012, does not include specific waste policies. Draft updated national waste planning policy was published for consultation by DCLG in July 2013. When finalised the updated policy will replace existing national waste planning policy contained in 'Planning Policy Statement 10: Planning for Sustainable Waste Management'.

Capacity of New Waste Management Facilities

6.16 An application to develop and operate a temporary waste transfer station until December 2027 at Danes Moss Landfill Site, Macclesfield was approved subject to conditions on 24/09/2013 (planning ref. 12/4866W). The approved maximum capacity (annual throughput) of the facility will be 60,000 tonnes per annum consisting of circa 50,000 tonnes municipal waste and 10,000 tonnes commercial and industrial waste. ⁽⁴¹⁾



Table 6.3 Waste Management Capacity Change
(1)

	Monitoring Year	
	2012/13	2013/14
No. of planning applications proposing new capacity granted permission	0	1
Total new capacity (tonnes per annum)	0	60,000

1. Source: Cheshire East Council Development Management

41 Cheshire East Development Management



Cheshire East Local Authority Collected Waste (LACW) Arisings

Table 6.4 Cheshire East Waste Statistics (2013/14)⁽¹⁾

	Total Local Authority Collected Waste	Total Household Waste	Non Household Total Waste	Local Authority Collected Waste - sent for Recycling/ Composting /Reuse	Local Authority Collected Waste - not sent for Recycling (landfill)	Incineration with Energy from Waste	Incineration without Energy from Waste
Amount (tonnes)	192,872	179,345	13,527	108,154	74,173	10,552	0

1. Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2013/14. (<https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>)

6.17 In 2013/14, 192,872 tonnes of waste material was collected by Cheshire East, of which 179,345 tonnes was collected from households across the Borough. This marks a small increase from the previous year. Of the total amount, 56.1% was sent for either recycling or composting. The remainder was sent to landfill or incinerated (with energy generated). Recycling and composting rates of LACW arising from Cheshire East have steadily increased since 2010/11.

6.18 Cheshire East now exceeds local and national targets aimed at driving waste up the Waste Hierarchy away from landfill and towards to utilisation of waste as a resource. This follows the introduction of the 'sorted in one' silver bin kerbside recycling scheme as reported in previous AMRs, which provides 100% of Cheshire East households with kerbside collection of at least two recyclables. Information available at <http://www.cheshireeast.gov>.⁽⁴²⁾



Household Waste Collected per Head (kg) per Annum

6.19 The average amount of household waste collected per head of population in Cheshire East in 2013/14 was 478.5kg. This marks a small increase on the previous year's amount (473kg).⁽⁴³⁾

Amount of Commercial & Industrial (C&I) Waste Arisings and Percentage Recycled/Composted

6.20 No further data has become available on commercial and industrial waste arisings and its management in Cheshire East since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

42 [uk/waste_and_recycling/bin_collections/silver_recycling_bin.aspx](http://www.cheshireeast.gov.uk/waste_and_recycling/bin_collections/silver_recycling_bin.aspx)

43 DEFRA, Local authority collected waste statistics - Local Authority data (England) 2013/14



Amount of Construction, Demolition & Excavation Waste (CD&E) Arisings Generated and Percentage Recycled/Composted

6.21 No further data has become available on construction, demolition and excavation waste arisings and its management since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

6.22 A target to recover at least 70% (by weight) of construction and demolition waste by 2020 has been set in the revised EU Waste Framework Directive (2008). This target came into effect with the implementation of The Waste (England and Wales) Regulations in 2011.

Conclusion

Minerals

6.23 Sales of land won aggregates remain relatively depressed although sales appear to have stabilised since the onset of the economic downturn in 2008. Separate sales data for the newly created Mineral Planning Authority areas comprising the Cheshire Sub-Region is now becoming available, although it is uncertain if this represents the average production from each area.

6.24 Based on the revised sub-regional apportionment figures, Cheshire East's sand and gravel landbank is slightly above the 7 year landbank national indicator at 7.28 years. However, Cheshire East's crushed rock landbank remains significantly over its 10 year target, at 107.25 years. A 10 year landbank is not maintained at all silica sand sites.

Waste

6.25 Overall Local Authority Collected Waste arisings from Cheshire East continue to decrease since the previous year with recycling/composting rates increasing further, exceeding Government targets of 50%. This is due to the implementation of a revised collection scheme for recyclables, which is reducing the levels of residual waste sent to landfill.

6.26 One new waste management facility has been granted permission in this monitoring year. A temporary waste transfer station with annual throughput of 60,000 tonnes per annum has been approved on Danes Moss Landfill Site.

Waste management facility





Actions Needed

6.27 Further actions identified in relation to minerals and waste planning in Cheshire East include the following:

- Prepare a Local Aggregate Assessment as required by the National Planning Policy Framework to assess the demand for and supply options of aggregates in Cheshire East;
- Prepare policies in the Local Plan to ensure a steady and adequate supply of aggregates and maintain mineral landbanks in line with national policy;
- Continue implementation of Cheshire Replacement Waste Local Plan policies in supporting the delivery of new waste facilities consistent with the principles of the Waste Hierarchy;
- Consider how policy in the Local Plan should address sufficient provision of appropriate waste management facilities in Cheshire East based on updated evidence on the Borough's waste management needs;
- Consider the effects of reduced amounts of waste being sent to landfill on the consented lifespans of existing landfill sites and the impacts on their final restoration; and
- Support further actions to improve the availability of data on C&I and CD&E waste streams.



Chapter 7: Transport and Infrastructure

7.1 With regards to enhancements to infrastructure:

- A planning application has been submitted for SEMMMS (13/4355M).
- Consultation on four options for the Congleton Link Road proposal was held between 13th January and 28th February 2014.

Infrastructure Delivery Plan

7.2 The Council has produced an Infrastructure Delivery Plan (IDP) to support the Local Plan Strategy. The IDP specifies the infrastructure needed to support the scale, distribution and phasing of new development anticipated to take place in Cheshire East, including infrastructure needs and costs; phasing of development; funding sources; and responsibilities for delivery. Progress on projects contained in the IDP will be reported on in future AMRs.



Indoor Sports Facilities Strategy

7.3 Cheshire East Council is currently developing an Indoor Sports Facility Strategy using the new Sport England guidance 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities' - Consultation Draft December 2013, which is replacing Planning Policy Guidance 17. The Council had previously produced an Indoor Leisure Facilities Development Statement as part of its evidence for the Local Plan and the Infrastructure Delivery Plan. Consultation with Sport England over policy wording and the evidence base has been on-going since their representations on the Development Strategy and Policy Principles Documents in February 2013.

7.4 At the last meeting with Sport England (9th May 2014) it was agreed that the Indoor Leisure Facilities Development Statement (Sept 2013) provided enough information for the '1st stage' of the Needs and Opportunities work but that further work is needed in the form of an Action Plan and drawing out the identified shortages and opportunities regarding indoor sports requirements in relation to the development proposed in the Local Plan Strategy. It was agreed that this piece of work would be completed to produce an Indoor Sports Facility Strategy.

Superfast Broadband

7.5 The Connecting Cheshire Partnership, comprised of Cheshire East, Cheshire West & Chester, Warrington and Halton Councils, is undertaking a £31m programme to bring fibre broadband to 96% of premises in Cheshire, Halton and Warrington. This will bring superfast fibre broadband to over 80,000 additional premises mainly in our outlying and rural areas by summer 2015.

7.6 Funding for the programme has been provided by the Local Authorities in the Partnership, Broadband Delivery UK, BT and the European Regional Development Fund.



7.7 As a result of the programme, broadband speeds will increase significantly; 168,000 premises in Cheshire East have access to speeds of up to 80Mbps. The final 4% of premises (7,000 in Cheshire East), are not currently in scope of the project and additional funding is being sought to facilitate their upgrade to high speed broadband as soon as practicable, in line with the Council's ambition to reach 99% of premises with fibre broadband by 2017.

7.8 Recognising the value of high speed broadband and how the technology is used the Connecting Cheshire Partnership is leading a £1.5m Business Support Programme for 900 Small and Medium enterprises, which is set to create 478 new jobs and £19.5m growth to the economy by summer 2015.



Chapter 8: Environment

8.1 Conserving the natural environment and our built heritage is of great importance to the Government and to the Council, however, in times of austerity the challenge of financing schemes is heightened.

The Built Environment

Heritage At Risk

8.2 The number of Conservation Areas at risk has increased since the last monitoring period. The Council wishes to make sure that Conservation Areas are well-maintained and that development impacts positively on them. The condition of Conservation Areas will continue to be monitored over the coming year. Of the 76 Conservation Areas in Cheshire East, 33 (43%) have been assessed and reports produced. Work is ongoing to update existing assessments.⁽⁴⁴⁾

Table 8.1 ECC4: Historic Assets at Risk

Asset	2011/12	2012/13	2013/14
Conservation Areas identified as at risk	7	7	8
Conservation Areas lost	0	0	0
Grade I Listed Buildings identified as at risk	3	3	3
Grade II* Listed Buildings identified as at risk	4	4	3
Grade II Listed Buildings identified as at risk ⁽¹⁾	-	-	-
Total Listed Buildings lost	1	0	0
Scheduled Monuments identified as at risk	14	14	14
Scheduled Monuments lost	0	1 ⁽²⁾	0
Registered Parks and Gardens of Historic Interest identified as at risk	1	1	1
Registered Parks and Gardens of Historic Interest lost	0	0	1

1. Not covered by Heritage at Risk

2. Loss of Scheduled status due to a review by English Heritage

8.3 In order to tackle the increasing damage being done to heritage assets, a Heritage Crime Initiative (HCI) for Cheshire East has been devised. The Initiative was supported by Committee in April 2012 and the Council is backing the Cheshire Constabulary Heritage Watch community initiative. Cheshire East Council has become a member of the Alliance to Reduce Crime against Heritage (ARCH) and a signatory to the Memorandum of Understanding (MoU) with Historic England, Cheshire Police, the Crown Prosecution Service and other associated organisations. The progress made in Cheshire East will be reported in future AMRs.

44 Indicator ECC2: CEBC Heritage and Conservation, 2014



8.4 Heritage crime is not being monitored for the time being.

The Natural Environment

8.5 The Council continues to seek to protect its natural heritage, however over the monitoring period there has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a planning application for a relief road. There was also an unmitigated loss of an important hedgerow in connection with a housing application.⁽⁴⁵⁾ Biodiversity habitats have not been impacted by planning decisions.⁽⁴⁶⁾

8.6 In Cheshire East there are 33 Sites of Special Scientific Interest (SSSIs). Nationally the objective is to improve the overall condition of SSSIs. According to the yearly Natural England SSSI habitat condition survey, 76.0% of Cheshire East's SSSIs are in favourable or unfavourable recovering condition, which is a decrease on the previous year, compared to an England-wide rate of 96.2%. Of Cheshire East's SSSIs, 7.6% are in an unfavourable declining state, which is an increase on the previous monitoring period.⁽⁴⁷⁾

8.7 In terms of water quality and flood risk no permissions were granted contrary to Environment Agency advice on flood risk.⁽⁴⁸⁾ The Environment Agency did not object to any applications on water quality grounds during 2013/14.

Open Space Assessment

8.8 An Open Space Assessment has been carried out for Cheshire East and was published in March 2012. The study looks at the types and quality of available open spaces. It identifies where existing spaces should be improved and new open spaces created, including allotments.⁽⁴⁹⁾

8.9 The Assessment combines existing data sources from previous surveys and includes a new comprehensive survey of all sites in the area. It is comprised of 11 open space summary reports that cover the 11 Principal Towns and Key Service Centres (Alsager, Congleton, Crewe, Handforth, Knutsford, Macclesfield, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow) along with a report covering the 13 Local Service Centres. These are 'living reports' that inform the Cheshire East Local Plan and monitoring is ongoing.

Playing Pitch Strategy

8.10 Cheshire East Council is developing a Playing Pitch Strategy using the new Sport England guidance 'Develop and Implement a Playing Pitch Strategy – A Step by Step Approach', which is replacing the previous 2003 guidance. This is a partnership approach involving Sport England and the National Governing Bodies for Football, Cricket, Rugby, Hockey and Lacrosse plus other partners involved in sport and playing pitch provision. The new guidance moves away from quantity standards for outdoor sports provision – instead relying on site specific requirements outlined in an action plan.

45 Core Indicator E2, Appendix A and ECC7, Appendix B

46 ECC8, Appendix B

47 ECC10, Appendix B

48 ECC15, Appendix B

49 www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/research_and_evidence/open_spaces_assessment.aspx



8.11 Progress so far has involved the production of a project brief and action plan; the establishment of a steering group and project group; three steering group meetings; initial checking and challenging of data; and questionnaire design. Stage A of the guidance has been completed and signed off by the Steering Group. The project group are progressing Stages B and C, which involves gathering information on both the demand for and supply of playing fields. Questionnaires have been sent out to education establishments, pitch providers and local sports clubs and non-technical assessments of playing pitches across Cheshire East have been carried out. A variety of sports clubs and sport providers and partners have assisted with the demand and supply information.

8.12 The finished strategy should comprise of assessment data, a Strategy and Action Plan and the current timescale envisages completion by September 2014.

Climate Change

Air Quality

8.13 Cheshire East has 13 Air Quality Management Areas, all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Air Quality Management Areas now affect 11 wards across Cheshire East.⁽⁵⁰⁾

8.14 The results indicate that generally there has been deterioration in air quality ratings since the previous monitoring period, with only one of the Air Quality Management Areas (A5022/A534 Sandbach) achieving improved air quality ratings.



8.15 New development planned in the Borough has the potential to significantly increase transport emissions and as such make Air Quality worse. Therefore the Council is developing a Low Emission Strategy aimed at incentivising low emission technologies through the development control system. A basket of measures would be available for developers to offset some of the increases such as Ultra Low Emission Vehicle technology, public transport enhancements, road network improvements and zero carbon transport options.

Renewable Energy

8.16 The Government is very keen to encourage the use of renewable resources. Cheshire East Council has been working closely with Cheshire West & Chester and Warrington Councils to promote renewable energy. The following initiatives have resulted.

- Two Renewable Energy workshops were held in the Borough to support local groups interested in developing community owned renewable energy schemes.
- The Low Carbon Schools Programme and Junior Energy Monitor Scheme delivered advice and support to schools in Cheshire East to help them reduce their energy consumption and save money.

50 Table C.4, Appendix C - Indicator ECC11: CEC Air Quality Team (2014)



- Cheshire East Council ran a Collective Switching Scheme for residents of the Borough to help them save money on their energy bills. The Council also developed a Green Deal pilot in Macclesfield to create two 'show homes' to demonstrate how an average property could be retrofitted with insulation and equipment to save money and energy.
- Phase 2 of a Strategic Sites study was completed to identify employment sites in Cheshire & Warrington that could be affected by climate change. This included identifying threats and opportunities presented to a number of sites in the Borough.⁽⁵¹⁾
- A Strategic Flood Risk Assessment for the Borough was commenced with the aim of mapping all existing and future flood risk in the Borough on the Highway network and developing an Action Plan for dealing with these issues.⁽⁵²⁾

Table 8.2 ECC19: Comparison of Past Renewable Energy Approvals

	2011/12	2012/13	2013/14
Total Approved Applications	56	23	6
Total Capacity (KW)	7345.98	5159.78	49,829.5

8.17 Over recent years, installing certain renewable energy technologies at the domestic scale has been made simpler due to alterations to planning regulations.⁽⁵³⁾ Therefore in some instances, renewable energy installations including solar panels, wind turbines and biomass boilers are considered 'permitted development'. As such they do not require planning permission and have therefore not been captured by this Report.

Conclusion

Built Environment

8.18 Cheshire East remains committed to the management and protection of the built environment. There are still historic assets at risk in the Borough. The Council is continuing to progress the Heritage Crime Initiative for Cheshire East (HCI) and is also supporting the Cheshire Constabulary Heritage Watch community initiative.

Natural Environment

8.19 Cheshire East's policies to protect the natural environment against the impact of planning applications can be seen to be having a positive effect as no major changes to protected areas have been recorded. Recent studies on the natural environment will inform the Local Plan.

Climate Change

8.20 There has been a good response to the actions taken to improve air quality in the Air Quality Management Areas between 2011 and 2012. The improvements are a combination of actions implemented by Cheshire East Council and the general

51 <http://www.claspinfo.org/resources/assessing-climate-risks-opportunities-strategic-growth-sites>

52 http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/strategic_flood_risk_assmnt.aspx

53 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011.



improvements in the vehicle fleet. However, only one of the Air Quality Management Areas have achieved improved average air quality ratings since the previous monitoring period.

8.21 The number of renewable energy approvals and completions have tended to fluctuate, with a focus on smaller schemes. No major proposals have been approved or installed this year.



Appendices



Appendix A: Core Indicators

Table A.1 Business Development and Town Centres

Indicator	Description	Results			
BD1	Total amount of additional employment floorspace	Gross		Net	
		B1a: 1,648m ² B1b: 19,753m ² B1c: 907m ² B1: 1,994m ² B2: 1,032m ² B8: 825m ² Sui Generis: 0m ² Mixed Use: 614m ² Total: 26,773m ²		B1a: -1,927m ² B1b: 19,121m ² B1c: 857m ² B1: -1,185m ² B2: -37,464m ² B8: -1,404m ² Sui Generis: 0m ² Mixed Use: -381m ² Total: -20,013m ²	
BD2	Total amount of floorspace on PDL - by type	B1a: 1,280m ² (78%) B1b: 19,753m ² (100%) B1c: 37m ² (4%) B1: 1,194m ² (100%) B2: 1,032m ² (100%) B8: 778m ² (94%) Sui Generis: 0m ² (0%) Mixed Use: 614m ² (100%) Total: 25,488m ² (95%)			
BD3	Employment land available	B1a: 6.59ha B1b: 0.00ha B1c: 0.00ha B1: 10.20ha B2: 0.00ha B8: 0.09ha Sui Generis: 0.00ha Mixed Use: 192.88ha Total: 209.76ha			
BD4	The amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area	Town Centre (2013/14)		Local Authority Area (2013/14)	
		Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
		A1: 162.60 A2: 1,529.80 B1a: 99.00 D2: 0.00	A1: -2,413.77 A2: 1,295.20 B1a: -1,347.00 D2: 0.00	A1: 4,063.87 A2: 1,881.80 B1a: 1,648.00 D2: 8,847.53	A1: -69.14 A2: 1,401.20 B1a: -1,927.00 D2: 4,078.72



Table A.2 Housing

Indicator	Description	Results
H1	Plan period and housing targets	The Council is using the housing targets identified in the RSS; these will be replaced by the Cheshire East Council Local Plan Strategy in due course.
H2(a)	Net additional dwellings (past present and future)	See Figure 4.1 and Paras 4.19 to 4.21
H2(b)		
H2(c)		
H2(d)	Managed delivery target	
H3	New and converted dwellings - on PDL	67% of dwellings on PDL
H4	Net additional pitches	None
H5	Gross affordable housing completions	See Table 4.3

Table A.3 Environmental Quality

Indicator	Description	Results							
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Water Quality: None							
		Flood Risk: None							
E2	Change in areas of biodiversity importance	There has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a planning application for a relief road. There has also been an unmitigated loss of an important hedgerow in connection with a housing application.							
E3	Renewable energy generation		Wind: onshore	Solar photovoltaics	Hydro	Heat source	Biomass	Total	
		Approved applications	0	4	1	0	1	6	
		Approved capacity (kW) ⁽¹⁾	0	49,683	34.5	0	112	49829.5	
		Installed applications	0	2	0	0	0	2	
		Installed capacity (kW) ⁽²⁾	0	8	0	0	0	8	

1. Capacity not stated on all applications
2. Capacity not stated on all applications



Table A.4 Minerals

Indicator	Description	Results
M1	Sales of primary land-won aggregates	Sand and Gravel: 0.41mt Crushed Rock: 0.001mt
M2	Sales of secondary and recycled aggregates	No updated data available (see AMR 2009/10)

Table A.5 Waste

Indicator	Description	Results
W1	Capacity of new waste management facilities	60,000 tonnes per annum (50,000 LACW/Municipal, 10,000 Commercial & Industrial)
W2	Amount of Local Authority Collected Waste (LACW) arisings and management type	Total LACW Waste: 192,872 tonnes Recycled/Composted/Reused: 108,154 tonnes (56.1%) Energy Recovery: 10,552 tonnes (5.5%) Landfill: 84,718 tonnes (43.9%)

Appendix B: Table of Indicators

Table B.1 Cheshire East Borough Council Monitoring Framework

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data		
Population and Housing									
H1	-	Contextual	Population size	Office for National Statistics (ONS) mid-year population estimates 2009 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.	372,700 (2013)	372,100 (2012) 370,700 (2011) 369,100 (2010) 368,000 (2009)	N/a		
H3	-	Contextual	Population Forecast	2010-based population projections N/A produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/A	Growth from 369,100 in base year (2010) to 427,100 (2030)	N/a		
H5	SA6	Significant Effect	Number of crimes	Office for National Statistics	Type of Crime	2010/11	2011/12	2012/13	Cheshire East has seen falling crime rates in several categories and an increase in some others.
					Violence without injury	1,881	1,972	2,130	
					Violence with injury	1,858	1,826	1,453	
					Drug offences	801	801	690	
					Sexual offences	225	258	251	
					Fraud (and forgery)	733	643	468	
					Robbery	74	98	66	
					Criminal damage and arson	3,875	3,726	3,180	
					Domestic burglary	1,167	1,019	853	
					Non-domestic burglary	1,480	1,297	1,158	
					Vehicle offences	1,768	1,515	1,635	
					Other theft offences	5,541	5,241	4,914	
					Other offences	262	243	738	
H7	SA3 and SA4	Significant Effect	Most deprived LSOAs within England	IMD (Index of Multiple Deprivation) data from the 2010 English Indices of Deprivation, CLG	Latest data IMD 2010 - see AMR 2010/11	See AMR 2009/10	No comparable data at North West level.		
H8	H1	Core Output	Plan period and housing targets	CEBC Local Plan (Housing Database)	The Council is using the housing targets identified in the RSS; these will be replaced by the Cheshire East Council Local Plan Strategy in due course.			N/a	
H9abc	H2a-c	Core Output	Net additional dwellings (past and present)	CEBC Local Plan (Housing Database)	See Figure 4.1 to Figure 4.5			N/a	
H9d	H2d	Core Output	Managed delivery target	CEBC Local Plan (Housing Database)	See Para 4.19 to 4.21			N/a	





AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
H9e	-	Local Output	5 year supply	CEBC Local Plan (Housing Database)	See Para. 4.19 to 4.21	N/a	N/a
H10	H4	Core Output	Net additional pitches	Cheshire Partnership Gypsy Traveller Coordinator	No additional pitches in 2013/14	Four additional pitches in 2012/13	N/a
H11	H5	Core Output	Gross affordable housing completions	CEBC Local Plan (Housing Database)	See Table 4.3	See Table 4.3	N/a
H12	SA1	Significant Effect	Average house price in the Borough	Land Registry www.landregistry.gov.uk	£151,800 (March 2014)	£147,006 (March 2013) £146,477 (March 2012) £153,292 (March 2011)	North West: £108,776 (March 2014) £106,780 (March 2013) £111,580 (March 2012) £112,762 (March 2011)
H15	H3	Core Output	New and converted dwellings - on PDL	CEBC Housing Database	2013/14: 67% of dwellings on PDL	2012/13: 75% of dwellings on PDL	This represents a decrease of 8%.
H16	SA16	Significant Effect	Number of vacant dwellings	Empty Homes Agency www.emptyhomes.com	2013: 4,515 empty dwellings	2012: 5,372 empty dwellings	This equates to 2.7% of the Borough's housing stock, a decrease from 3.2% the previous year.
H17	SA16	Significant Effect	Amount of PDL/vacant land	NLUD (Housing Database)	2011/12: 0.5% of the Borough's developed area has been vacant or derelict for 5 or more years.	2010/11: 0.7%	N/a
H18	-	Contextual	Fuel Poverty (2010 data)	Sub-regional Fuel Poverty – England 2013 – Low Income High All CE households: 162,800 Costs definition, DECC: (1)	2013 Homes in fuel poverty: 14,300 Percentage in fuel poverty: 8.8%	Cheshire East % in fuel poverty: 2012: 9.5% 2011: 11.6%	North West: 10.9% England: 10.4%
Economy							
E1	-	Contextual	Working age population (16 to 64)	Office for National Statistics (ONS) mid-year population estimates 2009 to 2013. ONS Crown Copyright 2015. ONS licensed under the Open Government Licence v. 1.0.	228,700 (2013)	230,800 (2012) 233,000 (2011) 232,900 (2010) 233,200 (2009)	N/a
E2	-	Contextual	Labour supply (economically active population) and economic activity rate for working age population (16 to 64) – current)	Annual Population Survey (residence-based dataset), Apr 2009 – Mar 2010 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	176,800 (76.1%) (Apr 2013 – Mar 2014)	78.4% (2012/13) 79.7% (2011/12) 78.1% (2010/11) 77.2% (2009/10)	2013/14 figures: North West 74.9%; UK 77.1%
E3	-	Contextual	Labour supply (economically active population) –future change	2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/a	Growth from 189,700 in base year (2010) to 207,100 (2030)	N/a
E4	SA17 ¹³	Significant Effect	Count of active enterprises	Business Demography – 2013: Enterprise Births, Deaths and Survivals, ONS, Nov 2014. (2)	18,100 (590 per 10,000 residents aged 16+) (2013)	17,700 (2012) 17,500 (2011) 17,600 (2010) 17,500 (2009)	2013 rates (per 10,000 residents aged 16+): North West 416; UK 470.



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
E5	SA17	Significant Effect	Unemployment rates (for economically active residents aged 16+)	[1] Cheshire East data: Model-based estimates of unemployment, Apr 2009 – Mar 2010 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey Apr 2009 – Mar 2010 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	5.0% (Apr 2013 to Mar 2014)	5.9% (2012/13) 5.9% (2011/12) 5.3% (2010/11) 6.6% (2009/10)	2013/14 rates: North West 7.8%; Great Britain 7.2%.
E6	SA17	Significant Effect	GVA (economic output) per capita	[1] Regional Gross Value Added (Income Approach) NUTS3 Tables, ONS, Dec 2014. [2] The Blue Book (UK National Accounts) – 2014 edition, ONS, 2014. Notes: [1] Figures are in 2013 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data exclude 'Extra-Region' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).	£26,100 (2013)	£25,500 (2012) £25,600 (2011) £26,100 (2010) £25,600 (2009)	2013 figures: North West £19,900; UK £23,400.
E7	SA17	Significant Effect	Jobs density	Jobs Density data, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	0.88 (2013)	0.85 (2012) 0.82 (2011) 0.81 (2010) 0.82 (2009)	2013 densities: North West 0.77; UK 0.79.
E8	SA17	Significant Effect	Average earnings (gross weekly pay of full-time workers) – residence-based measure	Annual Survey of Hours and Earnings (ASHE), ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/ Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. They are median earnings and relate to employees only. They include overtime.	£523.60 (2013)	£500.80 (2012) £499.0 (2011) £505.40 (2010) £505.40 (2009)	2013 figures: North West £483.20; UK £517.40.



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
E10	SA20	Significant Effect	% of working age (16 to 64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	Annual Population Survey (residence-based dataset), Jan-Dec 2012 and Jan-Dec 2013, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	Jan-Dec 2013: NVQ4+: 42.4% NVQ3: 13.1% Trade Apprenticeship: 3.2% NVQ2: 15.4% NVQ1: 12.2% Other: 4.8% None: 8.9%	Jan-Dec 2012: NVQ4+: 39.4% NVQ3: 15.5% Trade Apprenticeship: 2.5% NVQ2: 18.1% NVQ1: 10.7% Other: 5.6% None: 8.3%	North West, Jan-Dec 2013: NVQ4+: 30.9% NVQ3: 17.3% Trade Apprenticeship: 3.6% NVQ2: 18.3% NVQ1: 12.9% Other: 6.0% None: 11.0% UK, Jan-Dec 2013: NVQ4+: 34.9% NVQ3: 17.0% Trade Apprenticeship: 3.6% NVQ2: 16.8% NVQ1: 11.9% Other: 6.3% None: 9.6%
E11	SA17	Significant Effect	Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively)	Annual Population Survey (residence-based dataset), Apr 2012 – Mar 2013 to Apr 2013 – Mar 2014, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/ . Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. CEBC Employment Monitoring Database	Apr 2013 – Mar 2014: Management/ Professional: 51.0%; Admin/ Skilled 18.9%; Personal Service/ Sales 17.1%; Operative/ Elementary 13.1%.	Apr 2012 – Mar 2013: Management/ Professional: 53.2%; Admin/ Skilled 17.2%; Personal Service/ Sales 14.3%; Operative/ Elementary 15.3%.	North West, Apr 2013 – Mar 2014: Management/ Professional: 41.2%; Admin/ Skilled 22.1%; Personal Service/ Sales 18.7%; Operative/ Elementary 18.0%.
E12	BD1	Core Output	Total amount of additional employment floorspace	CEBC Employment Monitoring Database	See chapter 5 for summary		
E13	BD2	Core Output	Total amount of floorspace on PDL - by type	CEBC Employment Monitoring Database	See chapter 5 for summary		
E14	-	Local Output	Employment land take-Up	CEBC Employment Monitoring Database	See chapter 5 for summary		
E15	BD3	Core Output	Employment land available	CEBC Employment Monitoring Database	See chapter 5 for summary		
E16	SA2, SA17 and SA19	Significant Effect	Loss of employment land to other forms (also included in net figures for completions)	CEBC Employment Monitoring Database	See chapter 5 for summary		
Retail							
R1	SA18	Significant Effect	Vacant retail units in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary (Table 5.6)		



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data							
								Table B.2 Key Town Centre Retail Floorspace (sqm) (2009)						
R2	SA18	Significant Effect	Vacant retail floorspace in town centres in sqm	Experian Goad/WYG (Cheshire Retail Study Update 2011)										
R3	SA18	Significant Effect	Town retail floorspace in the key town centres	Experian Goad/WYG (Cheshire Retail Study Update 2011)										



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result		Trend Data		Benchmark/Comparator Data	
					Town	Service	Requirements	Min Flsp (sqm)	Max Flsp (sqm)	
					Sandbach	Convenience	2	139	307	
						Comparison	0	0	0	
						Service	3	353	604	
						Comparison	2	139	307	
					Wilmslow	Convenience	0	0	0	
						Comparison	22	6,762	22,427	
						Service	7	1,696	4,366	
R5	SA18	Significant Effect	Breakdown of use classes of buildings in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary and Table C1 in Appendix C.					
R6	BD4	Core Output	Total amount of floorspace completed for town centre uses	CEBC Retail Application Monitoring Database	See Chapter 5, Table 5.7 and Table C2, Appendix C.					
R7	-	Local Output	Progress on major regeneration schemes	CEBC Local Plan	See Chapter 5					
Environment and Climate Change										
ECC17	SA13	Significant Effect	Housing energy efficiency rating	CEBC Building Control	2013/14: the average SAP rating received by new build dwellings across Cheshire East was 82.3	2012/13: 81.1	100 - zero energy cost 100+ - net exporters of energy			
ECC22	SA8	Significant Effect	Introduction of a policy specifying minimum standards in relation to sustainable development	CEBC Local Plan	Work is ongoing to develop a policy of this nature.					
ECC18	SA2, SA4, SA5, SA12 and SA16	Significant Effect	LSOAs for most deprived living environment in England	Living Environment domain data from the 2010 English Indices of Deprivation, CLG.	According to the 2010 Indices, across Cheshire East: 28 (12.1%) of LSOAs were classified as being amongst the 25% most deprived in England and 11 (4.8%) were amongst England's 10% most deprived. 100 (43.3%) of LSOAs were classified as being amongst the 25% least deprived in England and 44 (19.0%) were amongst England's 10% least deprived.					
ECC1	SA12	Significant Effect	Number of heritage listings	English Heritage/CEBC Heritage and Design	Heritage Present 2014 Listed Buildings: 2,645 Conservation Areas: 76 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one					
ECC4	SA5 and SA12	Significant Effect	Heritage at Risk	English Heritage/CEBC Heritage and Conservation	Buildings at Risk 2014 Listed Buildings: seven Conservation Areas: eight Scheduled Monuments: 14 Registered Parks and Gardens: one					
ECC2	-	Local Output	Conservation Area Appraisals	CEBC Heritage and Design	2014: 33		Buildings at Risk 2013 Listed Buildings: seven Conservation Areas: seven Scheduled Monuments: 14 Registered Parks and Gardens: one			
					2012/13: 33 2011/12: 33					



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
ECC3	-	Local Output	Locally Important Buildings	CEBC Heritage and Design	2012/13 No Losses.		
ECC5	SA12 ⁴	Significant Effect	Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See http://www.cheshireeast.gov.uk/heritage_natural_environment/landscapes/landscape_policy.aspx for more information.		
ECC6	SA12	Significant Effect	List of designated sites	Natural England/Joint Nature Conservation Committee/Peak District National Park/Cheshire West and Chester Council/CEBC Sites of Special Scientific Interest: 33 Spatial Planning/CEBC Heritage and Design	Special Areas of Conservation: two Special Protection Areas: one Ramsar Sites: three National Parks: one National Nature Reserves: two Local Nature Reserves: eight Local Wildlife Sites - Grade A: 129 (35%) Local Wildlife Sites - Grade B: 116 (31%) Local Wildlife Sites - Grade C: 81 (22%) Local Wildlife Sites - Not graded: 46 (12%) Local Geological Sites: 21		
ECC7	E2	Core Output	Change in areas of biodiversity importance	Natural England/Wildlife Trust/Cheshire Region Biodiversity Partnership/CEBC Heritage and Conservation	There has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a housing application.		
ECC10	SA5 and SA11	Significant Effect	Habitat condition of SSSIs	Natural England	2013/14 Favourable: 775.24ha (37.4%) Unfavourable Recovering: 799.64ha (38.6%) Unfavourable, no change: 340.04ha (16.4%) Unfavourable, declining: 157.63ha (7.6%)	2012/13 Favourable: 801.02ha (38.6%) Unfavourable Recovering: 894.454ha (43.2%) Unfavourable, no change: 313.59ha (15.1%) Unfavourable, declining: 63.73ha (3.1%)	
ECC9	SA11	Significant Effect	BAP Priority Habitats created/lost as a result of planning decisions	CEBC Heritage and Design/CEBC Local Plan	There has been the loss of a small area of ancient woodland, which is supported by a Local Wildlife Site, in connection with a relief road, and an important hedgerow in connection with a housing application.		
ECC8	SA5 and SA11	Significant Effect	RIGGS, LNRs, SSSIs and SBIs positively/negatively impacted by planning decisions	CEBC Conservation/Cheshire Wildlife Trust	2013/14 Designation Positive Negative LWS: 0 1 LGS: 0 0 LNR: 0 0 SSSI: 0 0	2012/13 Designation Positive Negative LWS: 0 0 LGS: 0 0 LNR: 0 0 SSSI: 0 0	
ECC15	E1	Core Output	Number of applications approved contrary to Environment Agency advice	Environment Agency	During the 2013/14 monitoring period the Environment Agency objected to no planning applications on water quality grounds. 2001/3/14: No permissions were granted contrary to Environment Agency advice on flood risk.		



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
ECC13	SA9 and ¹⁷ SA10	Significant Effect	Ecological river quality	Environment Agency	Cheshire East ecological quality in 2014: Good 85% Fail 4%	Cheshire East ecological quality in 2013: Good 85% Fail 4%	
ECC14	SA9 and SA10 ¹⁷	Significant Effect	Chemical river quality	Environment Agency	Cheshire East chemical quality in 2014: Good 15% Moderate 59% Poor 26% Bad 0%	Cheshire East chemical quality in 2014: Good 7% Moderate 41% Poor 41% Bad 11%	
ECC11	SA10	Significant Effect	Highest, lowest and average air quality in AQMAS	CEC Air Quality Team	See Appendix C: Table C.4.		
ECC12	SA8 ¹⁵	Significant Effect	Average CO ₂ emissions per person	UK local authority and regional CO ₂ emissions national statistics: 2005-2013, DECC, June 2015: ⁽¹⁾	8.6 tonnes per capita (2013)	8.8 tonnes (2012) 8.4 tonnes (2011) 9.1 tonnes (2010) 8.9 tonnes (2009)	Figures for 2013: North West 6.9 tonnes; UK 7.0 tonnes.
ECC20	SA13	Significant Effect	Average annual domestic consumption of electricity (kWh)	Sub-national electricity sales and number of customers, 2005-2013, DEE, Feb 2015: ⁽²⁾ Note: The averages presented in this Monitoring Report are means and are rounded to nearest 10.	4.270kWh per household (2013)	4.350kWh (2012) 4.580kWh (2011) 4.680kWh (2010)	2013 figures: NW 3,800kWh; Great Britain 3,940kWh.
ECC21	SA13	Significant Effect	Average annual domestic consumption of gas (kWh)	Gas sales and numbers of customers by region and local authority: 2005 to 2013, DECC, Feb 2015: ⁽³⁾ Note: The averages presented in this Monitoring Report are means and are rounded to nearest 10.	15,320kWh per domestic meter (2013)	15,770kWh (2012) 15,780kWh (2011) 16,910kWh (2010)	2013 figures: NW 13,570kWh; Great Britain 13,680kWh.
ECC19	E3	Core Output	Renewable energy generation	CEBC Renewable Energy Database	2013/14: Approved Applications: 6 Approved Capacity (Kw): 49829.5 Installed Applications: 2 Installed Capacity (Kw): 8	2012/13: Approved Applications: 23 Approved Capacity (Kw): 5159.78 Installed Applications: 2 Installed Capacity (Kw): ?	2011/12: Approved Applications: 56 Approved Capacity (Kw): 7345.98 Installed Applications: 14 Installed Capacity (Kw): 78.95
ECC23	-	Contextual	Cheshire East Heritage Crime Incidents	Archaeology Cheshire West and Chester	Heritage crime is not being monitored for the time being.	2012/13: Metal theft incidents: two Total heritage crime incidents (inc. metal theft, arson, criminal damage): five	N/a
Tourism and Culture							
TC1	-	Contextual Indicator	Visitor Attractions in Cheshire East	'2014 Full Attractions Listing' file; See chapter 5 for summary and Table C.3 Appendix C 2014 Annual Survey of Visits to			



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
TC3	SA7	Significant Effect	New assembly and leisure facilities (use class D2) developed	Visitor Attractions, VisitEngland: (4) CEBC Retail Application Monitoring database	2013/14: 8,847.53 sqm gross, 4,078.72 sqm net 2012/13: 11,238.60 sqm gross, 3,587.56 sqm net	N/a	
TC4	SA18	Significant Effect	Visitor numbers to popular attractions	'2014 Full Attractions Listing' file, 2014 Annual Survey of Visits to Visitor Attractions, VisitEngland: (5)	See chapter 5 for summary and Table C.3 Appendix C		
TC5	-	Local Output	Tourist Numbers	STEAM Trend Report for 2009 to 2014, June 2015.	13.19m (2012)	Data not readily available at North West or national level.	
TC6	-	Local Output	Economic Impact (expenditure/ revenue) from tourism	STEAM Trend Report for 2009 to 2014, June 2015.	£689m (2012 - in 2012 prices)	Data not readily available at North West or national level.	
TC7	-	Local Output	Total employment supported by tourism	STEAM Trend Report for 2009 to 2014, June 2015.	9,800 (2012)	Data not readily available at North West or national level.	
TC8	-	Local Output	Tourist Days	STEAM Trend Report for 2009 to 2014, June 2015.	14.72m (2012)	Data not readily available at North West or national level.	
TC9	-	Local Output	Bedstock (number of beds)	STEAM Trend Report for 2009 to 2014, June 2015.	Up-to-date figures for 2010Data not readily available. 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.		
Infrastructure							
I1	SA2 and SA7	Significant Effect	% of population with travel times to key services greater than DfT threshold (minutes)	CEBC Highways (LTP)	N/a	Cheshire-wide: Hospital (30 mins) 33% Secondary school (20 mins) 15% Work (20 mins) 14% Food stores (15 mins) 13% GP Surgery (15 mins) 11% Further education (30 mins) 7% Primary school (15 mins) 6%	N/a
I2	SA2 and SA4	Significant Effect	Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 7 and Local Infrastructure Plan		
I3	SA2 and SA7	Significant Effect	Quantity and quality of PROW	CEBC Local Plan (LIP)/CCC ROWIP	N/a	Public Footpath: 1,755 km Public Bridleway: 89 km RUPP: 41 km BOAT: 3.2 km It is noted in the ROWIP that the M56, M6 and A556 in particular have caused some route severance.	Cheshire West and Chester: Public Footpath: 1,079 km Public Bridleway: 130 km RUPP: 66 km BOAT: 12.8 km



AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
I5	SA2, SA4 and SA16	Significant Effect	Accessibility of green space (ANGST or other standards)	CEBC Local Plan Open Space Study	N/a	Links around Crewe to the wider countryside are poor. N/a	- one accessible natural greenspace of at least 2 ha in size no more than 300m (5 minutes walk) from home - at least one accessible 20 ha site within 2km of home - one accessible 100 ha site within 5km of home - one accessible 500 ha site within 10km of home - 1 ha of statutory Local Nature Reserves per 1,000 population Natural England (2010) http://www.naturalengland.org.uk
I6	SA16	Significant Effect	Total amount of recreational and open space	CEBC Local Plan Open Space Study	1,945ha of open space. (6)	N/a	N/a
I7	SA16	Significant Effect	Amount of open space with a Green Flag Award	Green Flag Award (2014)	About 978 ha across seven parks and gardens (Tatton Park is 880 Ha)	2013: 128.2 ha across seven parks and gardens	-
I8	SA7 and SA16	Significant Effect	Has a Green Infrastructure Assessment been completed	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx for more information		
I9	-	Local Output	Progress on local infrastructure projects	CEBC Local Plan Infrastructure Delivery Plan	The Council has started work on an Infrastructure Delivery Plan.		
Minerals and Waste							
MW1	M1	Core Output	Production of primary land- won aggregates	NW AWP Annual Monitoring Report 2014	Sales of primary land-won aggregates in Cheshire East 2014 Sand and Gravel: 0.41mt Crushed Rock: 0.001mt Sales of primary land-won aggregates in Cheshire Sub-Region 2010 Sand and Gravel: 0.95mt Crushed Rock: 0.001mt	Cheshire Total 2014 Sand and Gravel: 0.83mt Crushed Rock: 0.001mt	Revised Cheshire East Sub-Regional Apportionment Sand and Gravel: 0.71mtpa Crushed Rock: 0.04mtpa Revised Cheshire Sub-Region Sub-Regional Apportionment Sand and Gravel: 1.51mtpa Crushed Rock: 0.04mtpa

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
MW2	M2	Core Output	Production of secondary and recycled aggregates	Smiths Gore Study (2007) CLG/Capita Symonds Study (2007)	No updated data available	Secondary Aggregate (2005): 270,000 tonnes* Recycled Aggregate (2006): 596,326 tonnes* Ind. Merseyside	N/a
MW3	-	Local Output	New permitted minerals supply	CEBC Development Management	2013/14 None permitted	2012/13 7mt sand (silica)	N/a
MW4	-	Local Output	Sand & gravel, crushed rock and silica sand landbanks	NWRAWP Annual Monitoring Report 2014 CEBC Development Management	Cheshire East Sand & Gravel (at 31/12/2013) Permitted reserve: 5.17 mt Apportionment: 0.71 mtpa Landbank: 7.28yrs Cheshire East Crushed Rock (at 31/12/2013) Permitted reserve: 4.29mt Apportionment: 0.04mtpa Landbank: 107.25 yrs Silica Sand 1 site with landbank >10 yrs	Cheshire East Sand & Gravel (at 31/12/2012) Permitted reserve: 5.59mt Apportionment: 0.71mtpa Landbank: 7.9yrs Cheshire East Crushed Rock (at 31/12/2012) Permitted reserve: 4.49mt Apportionment: 0.04mtpa Landbank: 107.25 yrs Silica Sand 1 site with landbank >10 yrs Crushed rock: 10 years	Aggregate landbank (NPPE, 2012) Sand and gravel: 7 years Crushed rock: 10 years
MW5	W1	Core Output	Capacity of new waste management facilities	CEBC Development Management	60,000 tonnes per annum	Cheshire Sub-Region Sand & Gravel (at 31/12/2013) Permitted reserve: 14.05mt Apportionment: 1.51mtpa Landbank: 9.3yrs Cheshire Sub-Region Crushed Rock (at 31/12/2013) Permitted reserve: 4.29mt Apportionment: 0.04mtpa Landbank: 107.25 yrs	Silica Sand landbank (NPPE, 2012) At least 10 years at individual sites. 15 years if significant capital investment needed.
MW6	W2	Core Output	Amount of Local Authority Collected Waste (LACW) arising and management type	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2013/14 Total LACW Waste: 192,872 tonnes Recycled/Composted: 108,154 tonnes (56.1%) Energy Recovery: 10,552 tonnes (5.5%) Landfill: 74,173 tonnes (38.5%)	2012/13 Total LACW Waste: 189,018 tonnes Recycled/Composted: 106,695 tonnes (56.4%) Energy Recovery: 2,177 tonnes (1.2%) Landfill: 80,145 tonnes (42.4%)	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 50% (by weight) of Household waste to be re-used or recycled by 2020 Waste Strategy for England 2007 targets (To be superseded by the new Waste Management Plan for England)





AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
							Household waste recycling: 2010: 40% 2015: 45% 2020: 50% Municipal waste recovery: 2010: 53% 2015: 67% 2020: 75%
							Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020
							Recycling and composting of household waste - at least: 40% by 2010 45% by 2015 50% by 2020*
MW7	SA14	Significant Effect	Household waste collected per head (kg) per annum	CEBC as supplied to DEFRA Local Authority Collected Waste (2014)	2013/14 478.5kg	2012/13 473kg	
MW8	SA14	Significant Effect	Cheshire East household waste recycling availability	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2013/14 100% of households served by kerbside collection of two or more recyclables	2012/13 100% of households served by kerbside collection of two or more recyclables	
MW9	-	Local Output	Amount of commercial & industrial waste arisings generated	EA Urban Mines Survey (2009)	No updated data available	Total C&I Waste (2008/09): 788,194 tonnes	
MW10	SA14	Significant Effect	% of C&I Waste recycled/composted	EA Urban Mines Survey (2009)	No updated data available	Recycled: 55.3% (436,095 tonnes) Composted: 1.3% (10,093 tonnes) Combined: 56.7% (446,188 tonnes)	
MW11	-	Local Output	Amount of construction, demolition & excavation waste arising generated	Smiths Gore Study (2007)	No updated data available	Total CD&E Waste (2006): 1,374,700 tonnes	
MW12	SA14 ¹⁰	Significant Effect	% of CD&E Waste recycled / composted	Smiths Gore Study (2007)	No updated data available	% CD&E Waste recycled aggregate/ soil (2006): 43.4%	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 70% (weight) of Construction and Demolition waste to be recovered by 2020.

AMR Indicator Ref	Additional Ref*	Indicator Type	Indicator	Datasource	2013/14 Result	Trend Data	Benchmark/Comparator Data
							The Strategy for Sustainable Construction 2008 target 50% reduction in CD&E Waste to landfill compared to 2008 levels by 2012.

1. <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>
2. <http://www.ons.gov.uk/ons/re/bus-register/business-demography/2013/index.html>
1. <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>
2. <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011>
3. <https://www.gov.uk/government/collections/sub-national-gas-consumption-data>
4. <https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research/annual-survey-visits-visitor-attractions>
5. <https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research/annual-survey-visits-visitor-attractions>
6. In some instances this figure includes some school buildings. This is because they are shown as protected open space in the former Districts' Local Plan Proposals Maps.

Notes:

* The ref numbers for Significant Effects indicators show the SA Objective (as shown in the Cheshire East Local Plan Scoping Report 2012) to which the indicator relates as well as the Core Output Indicator reference.

** Cheshire Sub-Region consists of the area administered by the Local Authorities of Cheshire East and Cheshire West and Chester

^{†1} Denotes an alternative indicator to the SA Framework indicators with the originals shown in Table B.4 (numbers to correspond). Alternative indicators put forward where datasources for original indicators are unknown/no longer available.





Table B.4 Original Indicators with unknown/no longer available datasources

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†1	Health of residents	Cheshire Community Survey	APHO data updated yearly and looks at wider range of factors that influence health and quality of life of residents in the authority area.
	Life expectancy at birth	NHS health profiles	
†2	Number of unfit private sector dwellings made fit or demolished by the Local Authority	BVPI	BVPI data no longer collected.
Economy			
†3	Number of VAT registered businesses per 10,000 population	BERR	Source data no longer available. Replacement indicator includes VAT-registered businesses and PAYE-registered units.
Environment			
†4	Historic Landscape Characterisation	CEBC/English Heritage	CEC Landscape Character Assessment is the most up-to-date datasource.
	Change in the character of the landscape	DEFRA/Natural England	
†5	Significant effect	CO ₂ domestic emissions per capita	EA
	Significant effect	CO ₂ industrial emissions per capita	DEFRA
	Significant effect	CO ₂ road transport emissions per capita	DEFRA
Minerals and Waste			
†6	% of commercial and industrial waste generated	CEBC Local Plan/Smiths Gore Study	Indicator not clear.
Environment and Climate Change			

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†7	Biological and Chemical river quality	Environment Agency	General Quality Assessment (GQA) for rivers has been superseded by the Water Framework Directive classification.





Appendix C: Detailed Tables

Table C.1 indicates the use class breakdown of buildings in the town centres of Cheshire East between 2012 and 2014. A summarised version of vacancies can be found in Table 5.6 of the Economy chapter.⁽⁵⁴⁾

Table C.1 Use Class Breakdown of Town Centre Buildings (2012 to 2014)

Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	47	51.1	46	50.0	46	51.1	-2.1
	A2	9	10.9	9	9.8	9	10.0	0.0
	A3, A4, A5	15	16.3	15	16.3	16	17.8	6.7
	Vacant	3	3.2	6	6.5	4	4.4	33.3
	Other	18	19.6	16	17.4	15	16.7	-16.7
	Sub Total	92	-	92	-	90		
Alsager	A1	57	48.7	55	47.0	55	46.6	-3.5
	A2	12	10.3	13	11.1	13	11.0	8.3
	A3, A4, A5	16	13.7	17	14.5	20	16.9	25.0
	Vacant	13	11.1	10	8.5	8	6.8	-38.5
	Other	19	16.2	22	18.8	22	18.6	15.8
	Sub Total	117	-	117	-	118	-	
Congleton	A1	135	46.4	134	42.9	135	43.3	0.0
	A2	29	10.0	29	9.3	29	9.3	0.0
	A3, A4, A5	39	13.4	39	12.5	41	13.1	5.1
	Vacant	55	18.9	53	17.0	50	16.0	-9.0
	Other	33	11.3	57	18.3	57	18.3	72.7
	Sub Total	291	-	312	-	312	-	

54 Indicator SA10: CEBC Spatial Planning, Cheshire East Shopping Surveys Database (2014).



Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Crewe Town Centre	A1	113	50.4	111	48.1	110	47.6	-2.7
	A2	31	13.8	31	13.4	31	13.4	0.0
	A3, A4, A5	23	10.3	22	9.5	18	7.8	-21.7
	Vacant	39	17.4	47	20.3	52	22.5	33.3
	Other	18	8.0	20	8.7	20	8.7	11.1
	Sub Total	224	-	231	-	231	-	
Crewe, Nantwich Road	A1	48	30.0	49	30.6	48	29.8	0.0
	A2	36	22.5	30	18.8	32	19.9	-11.1
	A3, A4, A5	38	23.8	39	24.4	38	23.6	0.0
	Vacant	21	13.1	24	15.0	24	14.9	14.3
	Other	17	10.6	18	11.3	19	11.8	11.8
	Sub Total	160	-	160	-	161	-	
Handforth	A1	39	49.4	34	43	33	42.9	-15.4
	A2	5	6.3	4	5.1	4	5.2	-20.0
	A3, A4, A5	15	19.0	15	19.0	14	18.2	-6.7
	Vacant	8	10.1	10	12.7	10	13.0	25.0
	Other	12	15.2	16	20.3	16	20.8	33.3
	Sub Total	79	-	79	-	77	-	
Knutsford	A1	128	52.5	129	53	129	53.3	0.9
	A2	19	7.8	19	7.8	21	8.7	10.5
	A3, A4, A5	35	14.3	37	15.2	37	15.3	5.7
	Vacant	23	9.4	19	7.8	16	6.6	-30.4
	Other	39	16.0	39	16	39	16.1	0.0



Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Sub Total	244	-	243	-	242	-	
Macclesfield	A1	264	44.9	266	45.5	258	44.0	-2.3
	A2	60	10.2	59	10.1	59	10.1	-1.7
	A3, A4, A5	78	13.3	83	14.2	84	14.3	7.7
	Vacant	83	14.1	68	11.6	68	11.6	-18.1
	Other	103	17.5	109	18.6	118	20.1	14.6
	Sub Total	588	-	585	-	587	-	
Middleswich	A1	40	40.8	39	40.6	38	39.6	-5.0
	A2	10	10.2	9	9.4	9	9.4	-10.0
	A3, A4, A5	16	16.3	15	15.6	17	17.7	6.3
	Vacant	18	18.4	19	19.8	17	17.7	-5.6
	Other	14	14.3	14	14.6	15	15.6	7.1
	Sub Total	98	-	96		96	-	
Nantwich Town Centre	A1	153	58.8	159	64.6	153	61.7	0.0
	A2	27	10.4	26	10.6	25	10.1	-7.4
	A3, A4, A5	40	15.4	38	15.4	39	15.7	-2.5
	Vacant	16	6.2	7	2.8	8	3.2	-50.0
	Other	24	9.2	16	6.5	23	9.3	-4.2
	Sub Total	260	-	246	-	248	-	
Poynton	A1	78	61.9	79	62.7	79	62.7	1.3
	A2	11	8.7	10	7.9	10	7.9	-9.0
	A3, A4, A5	19	15.1	20	15.9	21	16.7	10.5
	Vacant	7	5.6	6	4.8	5	4.0	-28.6



Centre	Use Class	2012		2013		2014		% change (2012 to 2014) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Other	11	8.7	11	8.7	11	8.7	0.0
	Sub Total	126	-	126	-	126	-	
Sandbach	A1	96	39.3	97	39.8	94	39.3	-2.1
	A2	33	13.5	32	13.1	32	13.4	-3.0
	A3, A4, A5	39	16.0	39	16.0	41	17.2	5.1
	Vacant	23	9.4	21	8.6	22	9.2	-4.3
	Other	53	21.7	55	22.5	50	20.9	-5.7
	Sub Total	244	-	244	-	239	-	
Wilmslow	A1	142	50.0	144	51.2	140	50.0	-1.4
	A2	33	11.6	29	10.3	28	10.0	-15.2
	A3, A4, A5	37	13.0	38	13.5	35	12.5	-5.4
	Vacant	22	7.7	21	7.5	26	9.3	18.2
	Other	50	17.6	49	17.4	51	18.2	2.0
	Sub Total	284	-	281	-	280	-	-
Totals		2,807	-	2,812	-	2,807	-	-

1. Green denotes a positive situation.

Table C.2 R6: Cheshire East Retail/Leisure Completions (2013/2014)

Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Alderley Edge	A1	Town centre	0.00	-90.00
	A1	Town centre	120.00	120.00
	A1	Out of centre	0.00	-91.00
	A2	Edge of centre	85.33	85.33
	A2	Town centre	0.00	-120.00
Alsager	A1	Out of centre	0.00	-55.70



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
	A1	Town centre	0.00	-33.00
Astbury	A1	Out of centre	0.00	-28.00
Bosley	A1	Out of centre	102.00	102.00
Brereton	A1	Out of centre	0.00	-35.00
Calveley	A1	Out of centre	30.00	30.00
Congleton	A1	Edge of centre	46.00	46.00
	A2	Edge of centre	0.00	-50.00
Crewe	A1	Local centre	0.00	-45.63
	A1	Edge of centre	0.00	-131.00
	A1	Town centre	0.00	-80.00
	A1	Local centre	0.00	-157.00
	A1	Local centre	1,125.00	1,125.00
	A1	Edge of centre	418.00	418.00
	A1	Out of centre	0.00	-50.00
	A1	Town centre	0.00	-40.00
	A2	Out of centre	0.00	-52.00
	A2	Local centre	157.00	157.00
Handforth	D2	Local centre	0.00	-134.00
	A1	Edge of centre	0.00	-69.00
Holmes Chapel	A1	Town centre	0.00	-120.95
	A1	Local centre	0.00	-365.00
	A1	Out of centre	0.00	-181.00
Knutsford	D2	Out of centre	181.00	181.00
	A1	Town centre	0.00	-60.00
	A1	Out of centre	46.10	46.10
	A1	Edge of centre	900.00	900.00
	A1	Town centre	24.60	24.60
	A1	Town centre	18.00	18.00
	A2	Town centre	0.00	-24.60
	A2	Town centre	100.00	100.00



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
	A2	Town centre	60.00	60.00
Macclesfield	A1	Town centre	0.00	-39.72
	A1	Town centre	0.00	-100.10
	A1	Out of centre	305.38	305.38
	A1	Edge of centre	88.00	88.00
	A1	Town centre	0.00	-1,369.80
	A2	Edge of centre	0.00	-144.00
	A2	Town centre	1,369.00	1,369.00
	D2	Edge of centre	229.00	229.00
Middlewich	A1	Edge of centre	28.12	28.12
Moreton	A1	Out of centre	0.00	-24.31
Nantwich	D2	Edge of centre	316.00	316.00
Prestbury	A1	Local centre	0.00	-86.00
	A1	Out of centre	23.67	23.67
	A1	Out of centre	502.00	502.00
	A2	Local centre	86.00	86.00
	A2	Out of centre	23.67	23.67
Poynton	A1	Town centre	0.00	-136.80
	A1	Town centre	0.00	-261.00
	A2	Town centre	0.00	-90.00
Sandbach	A1	Edge of centre	217.00	217.00
	A1	Edge of centre	0.00	-238.00
Wilmslow	A1	Town centre	0.00	-55.00
	A1	Town centre	0.00	-190.00
	A1	Out of centre	70.00	70.00

Table C.3 TC1: Key Visitor Attractions in Cheshire East

Attraction ⁽¹⁾	Type	Operator	2010 Visitors	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors
Astbury Mere	Country Park	Astbury Mere Trust	202,000	191,292	223,980	182,868	221,436



Attraction ⁽¹⁾	Type	Operator	2010 Visitors	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors
Bollington Discovery Centre	Visitor Centre	Bollington Civic Society and the Macclesfield Canal Society.	2,377	2,145	-	1,628	1,614
Congleton Museum	Museum and Art Galleries	Congleton Museum Trust	2,000	1,970	688	1,720	1,950
Dorfold Hall	Historic Property	Dorfold Hall	504	665	469	493	390
Hare Hill	Gardens	National Trust	-	12,000	14,000	20,500	24,960
High Legh Minature Railway	Railways	Strikes	-	-	-	21,000	25,000
Jodrell Bank	Visitor Centre	University of Manchester ⁽²⁾	55,000	-	128,000	128,000	140,000
Knutsford Heritage Centre	Visitor Centre	Knutsford Heritage Centre	9,753	8,425	7,044	7,742	7,778
Little Moreton Hall	Historic Property	National Trust	66,647	72,000	73,000	77,000	80,760
Lyme Park and Gardens	Historic Property	National Trust	114,566	141,505	105,803	109,493	114,836
Quarry Bank Mill and Garden	Historic Property	National Trust	127,497	127,074	144,277	170,947	172,436
Rode Hall and Gardens	Historic Property	Rode Hall	12,900	12,601	14,026	11,618	10,282
Tatton Park	Historic Property	National Trust/Cheshire East Council	782,000	845,000	778,500	848,500	834,500
The Quinta Aboretum	Gardens	Tatton Garden Society	-	3,000	3,000	3,000	3,000

1. This is not an exhaustive list of visitor attractions in Cheshire East
2. Data on Jodrell Bank derived from Manchester University/Jodrell Bank website, and Research Excellence Framework



Table C.4 ECC11: Highest, Lowest and Average Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites within AQMAs ($\mu\text{g}/\text{m}^3$)

(Air Quality Objective = $40 \mu\text{g}/\text{m}^3$ Annual Mean)			
Air Quality Management Areas	2011	2012	2013
A6 Market Street, Disley	Highest: $53.4 \mu\text{g}/\text{m}^3$ Lowest: $23.8 \mu\text{g}/\text{m}^3$ Average: $38.6 \mu\text{g}/\text{m}^3$	Highest: $60.7 \mu\text{g}/\text{m}^3$ Lowest: $26.9 \mu\text{g}/\text{m}^3$ Average: $43.8 \mu\text{g}/\text{m}^3$	Highest: $58.1 \mu\text{g}/\text{m}^3$ Lowest: $45.2 \mu\text{g}/\text{m}^3$ Average: $51.6 \mu\text{g}/\text{m}^3$
A556 Chester Road, Mere	Highest: $55.1 \mu\text{g}/\text{m}^3$ Lowest: $26.3 \mu\text{g}/\text{m}^3$ Average: $40.7 \mu\text{g}/\text{m}^3$	Highest: $54.2 \mu\text{g}/\text{m}^3$ Lowest: $24.4 \mu\text{g}/\text{m}^3$ Average: $39.3 \mu\text{g}/\text{m}^3$	Highest: $59.8 \mu\text{g}/\text{m}^3$ Lowest: $50.0 \mu\text{g}/\text{m}^3$ Average: $54.9 \mu\text{g}/\text{m}^3$
A523 London Road, Macclesfield	Highest: $47.3 \mu\text{g}/\text{m}^3$ Lowest: $29.6 \mu\text{g}/\text{m}^3$ Average: $38.4 \mu\text{g}/\text{m}^3$	Highest: $51.8 \mu\text{g}/\text{m}^3$ Lowest: $33.7 \mu\text{g}/\text{m}^3$ Average: $42.7 \mu\text{g}/\text{m}^3$	Highest: $60.0 \mu\text{g}/\text{m}^3$ Lowest: $41.5 \mu\text{g}/\text{m}^3$ Average: $50.7 \mu\text{g}/\text{m}^3$
A50 Manchester Road, Knutsford	Highest: $42.4 \mu\text{g}/\text{m}^3$ Lowest: N/A $\mu\text{g}/\text{m}^3$ Average: $42.4 \mu\text{g}/\text{m}^3$	Highest: $41.5 \mu\text{g}/\text{m}^3$ Lowest: N/A $\mu\text{g}/\text{m}^3$ Average: $41.5 \mu\text{g}/\text{m}^3$	Highest: $45.0 \mu\text{g}/\text{m}^3$ Lowest: $40.2 \mu\text{g}/\text{m}^3$ Average: $42.6 \mu\text{g}/\text{m}^3$
M6 Cranage, near Holmes Chapel	Highest: $41.7 \mu\text{g}/\text{m}^3$ Lowest: $30.8 \mu\text{g}/\text{m}^3$ Average: $36.2 \mu\text{g}/\text{m}^3$	Highest: $41.3 \mu\text{g}/\text{m}^3$ Lowest: $37.8 \mu\text{g}/\text{m}^3$ Average: $39.5 \mu\text{g}/\text{m}^3$	Highest: $46.2 \mu\text{g}/\text{m}^3$ Lowest: $46.2 \mu\text{g}/\text{m}^3$ Average: $46.2 \mu\text{g}/\text{m}^3$
A54 Rood Hill, Congleton	Highest: $41.5 \mu\text{g}/\text{m}^3$ Lowest: $39.4 \mu\text{g}/\text{m}^3$ Average: $40.4 \mu\text{g}/\text{m}^3$	Highest: $41.9 \mu\text{g}/\text{m}^3$ Lowest: $34.6 \mu\text{g}/\text{m}^3$ Average: $38.2 \mu\text{g}/\text{m}^3$	Highest: $47.2 \mu\text{g}/\text{m}^3$ Lowest: $45.7 \mu\text{g}/\text{m}^3$ Average: $46.4 \mu\text{g}/\text{m}^3$
A34 Lower Heath, Congleton	Highest: $53.7 \mu\text{g}/\text{m}^3$ Lowest: $51.3 \mu\text{g}/\text{m}^3$ Average: $52.5 \mu\text{g}/\text{m}^3$	Highest: $58.7 \mu\text{g}/\text{m}^3$ Lowest: $52.6 \mu\text{g}/\text{m}^3$ Average: $55.6 \mu\text{g}/\text{m}^3$	Highest: $56.2 \mu\text{g}/\text{m}^3$ Lowest: $56.2 \mu\text{g}/\text{m}^3$ Average: $56.2 \mu\text{g}/\text{m}^3$
A34 West Road, Congleton	Highest: $55.9 \mu\text{g}/\text{m}^3$	Highest: $52.4 \mu\text{g}/\text{m}^3$	Highest: $58.2 \mu\text{g}/\text{m}^3$



(Air Quality Objective = 40 µg/m³ Annual Mean)

Air Quality Management Areas	2011	2012	2013
	Lowest: 27.7 µg/m³ Average: 41.8 µg/m³	Lowest: 28.6 µg/m³ Average: 40.5 µg/m³	Lowest: 33.9 µg/m³ Average: 46.1 µg/m³
A5022/A534 Sandbach	Highest: 49.5 µg/m³ Lowest: 42.8 µg/m³ Average: 46.1 µg/m³	Highest: 52.9 µg/m³ Lowest: 37.3 µg/m³ Average: 45.1 µg/m³	Highest: 49.0 µg/m³ Lowest: 39.0 µg/m³ Average: 44.0 µg/m³
Hospital Street, Nantwich	Highest: 45.9 µg/m³ Lowest: 31.7 µg/m³ Average: 38.8 µg/m³	Highest: 49.7 µg/m³ Lowest: 32.2 µg/m³ Average: 40.9 µg/m³	Highest: 49.7 µg/m³ Lowest: 37.0 µg/m³ Average: 43.3 µg/m³
Nantwich Road, Crewe	Highest: 39.0 µg/m³ Lowest: 27.5 µg/m³ Average: 33.2 µg/m³	Highest: 43.8 µg/m³ Lowest: 30.2 µg/m³ Average: 37.0 µg/m³	Highest: 48.9 µg/m³ Lowest: 33.2 µg/m³ Average: 41.0 µg/m³
Earle Street, Crewe	Highest: 36.3 µg/m³ Lowest: 30.8 µg/m³ Average: 33.8 µg/m³	Highest: 39.9 µg/m³ Lowest: 31.2 µg/m³ Average: 35.5 µg/m³	Highest: 42.9 µg/m³ Lowest: 42.0 µg/m³ Average: 42.4 µg/m³
Wistaston Road, Crewe	Highest: 37.4 µg/m³ Lowest: 27.7 µg/m³ Average: 32.5 µg/m³	Highest: 37.1 µg/m³ Lowest: 31.3 µg/m³ Average: 34.2 µg/m³	Highest: 37.6 µg/m³ Lowest: 36.4 µg/m³ Average: 37.0 µg/m³



Appendix D: Glossary

This Glossary provides definitions of the technical terms and abbreviations used in this Report.

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Apportionment (amount of minerals needed)	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
Area of Archaeological Potential	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
Authority Monitoring Report	A report assessing progress with and effectiveness of a Local Plan.
Baseline	A minimum or starting point used for comparisons.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see Previously Developed Land.
Buildings at Risk	A register, published yearly, which brings together information on all Grade I and II* Listed Buildings and Scheduled Monuments (structures rather than earthworks) known to Historic England to be 'at risk' through neglect and decay, or which are vulnerable to becoming so. In addition, Grade II Listed Buildings at risk are included for London.
Census	A survey of all persons present in the UK, undertaken every 10 years by the Registrar General.
Community Infrastructure Levy (CIL)	A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.



Commercial and Industrial Waste (CIW)	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).
Conservation Area	Local Authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect and improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.
Conservation Area Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Construction, Demolition and Excavation Waste (CDEW)	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Consumer Price Index (CPI) inflation	The Government's target measure of inflation.
Convenience Goods	The provision of everyday essential items, such as food.
Core Strategy	Now superseded term for a Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see Local Plan Strategy).
Development	Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' Most forms of development require planning permission.
Development Plan Document (DPD)	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land identified for business, general industrial and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land (see also Use Classes).
Employment Land Review	A review of the employment land portfolio in the Borough to form part of the evidence base for the Local Plan.



Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Forecast	A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to:</p> <ul style="list-style-type: none"> • Check the unrestricted sprawl of large built-up areas; • Prevent neighbouring towns from merging; • Safeguard the countryside from encroachment; • Preserve the setting and special character of historic towns; and • Assist urban regeneration by encouraging the recycling of derelict and other urban land. <p>Green Belts are defined in a Local Planning Authority's Development Plan.</p>
Green Flag Award	The national benchmark standard for parks and green spaces in England and Wales.
Gross Domestic Product (GDP)	A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.
Household	'One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area' (2011 Census).



Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)	A composite index that is made up of seven deprivation domains from the 2010 English Indices of Deprivation: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition below). The previous two (2004 and 2007) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centres	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
Labour supply (also sometimes referred to as the economically active population)	The number of people who are either in employment or unemployed (available for and actively seeking work). Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the labour supply data presented in this Report is for the local labour supply only.
Landbank	The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.
Landscape Types and Description	<p>East Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.</p> <p>Estate, Wood and Meres: Flat to undulating relief, containing areas of high density woodland, ornamental landscape features such as parkland and lakes, meres, mosses and ponds, irregular, semi-regular and regular fields, and large historic houses and associated buildings including estate farms, lodges.</p> <p>Higher Farms and Woods: Gentle rolling and moderate undulating topography, containing a mix of medieval and post-medieval reorganised fields of irregular, semi-regular and regular nature with hedgerow boundaries and hedgerow</p>



trees. There are also areas of high density woodland, ponds and small mossland areas.

Industry: Land in use for industrial purposes.

Lower Farms and Woods: Low lying, gently rolling topography containing horticulture, areas of high density woodland, mosses and some meres, large numbers of water bodies and irregular, semi-regular and regular fields with traditionally hedgerow boundaries, although increasingly fenced boundaries.

Moorland Plateau: Steep slopes rising above 280m AOD to 560m AOD containing large-scale enclosed, reverting and improved moor and unenclosed upland moor, dry stone walls, upland streams, and virtually no woodland.

Mosslands: An accumulation of peat in water-logged depressions and hollows associated with glacial deposition containing Heathland, areas of broadleaved woodland and distinctive field patterns typical of mosslands.

River Valleys: Steep-sided river valleys along meandering river courses; these valleys contain high levels of woodland (a significant amount is ancient woodland) and grassy banks.

Rolling Farmland: Gently rolling and undulating topography, interspersed with streams containing small and medium fields, numerous water bodies, unimproved grasslands and some low density woodland.

Salt Flashes: Large water-bodies created by brine pumping and rock salt mining (extremely flat, low-lying topography).

Sandstone Fringe: Transitional zone between the high ground of the Sandstone Ridge and the surrounding low-lying landscape.

Sandstone Ridge: A distinctive landmark, with outcrops and upstanding bluffs above 100m AOD.

Sandy Woods: Large areas of woodland (mainly planted coniferous), interspersed with relict heath.

Upland Estate: Landscaped parkland including woodland and ornamental features within Cheshire East.

Upland Foothills: Upland inclines and undulations, steep slopes around 100 to 370m AOD containing wooded steep-sided stream and river valleys, small patches of Heathland, medieval field patterns with hedgerow boundaries (on lower slopes), areas of unimproved neutral and acid grassland and follies, and distinctive landmarks.

Upland Fringe: Upland inclines and undulations, steep slopes around 220 to 470m AOD containing small patches of Heathland, dispersed farms (small number on the lower slopes), regular and semi-regular post-medieval fields, semi-improved and unimproved neutral and acid grassland and low density clough woodland.

Urban: Land in use for urban purposes



West Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.

Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. English Heritage is responsible for designating buildings for listing in England.
Local Authority Collected Waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste (MSW).
Local Development Scheme (LDS)	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
Localism Act (2011)	The Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Local Nature Reserve (LNR)	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Site).
Local Plan	The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.



Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Site	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Lower Layer Super Output Area (LSOA)	Small geographical areas that are of similar size (in terms of population) and which were created by the Office for National Statistics in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.
National Planning Policy Framework (NPPF)	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Open Countryside	The rural area outside the towns and villages, excluding Green Belt areas.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning Obligations	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal (see also Community Infrastructure Levy).
Previously Developed Land	Land that 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.
Primary (Land-won) Aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.
Principal Towns	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Projection	An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
'Real' (or 'constant price') GDP/GVA	In the context of economic output measures (e.g. GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, i.e. after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Regionally Important Geological Sites (RIGS)	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. The NW RSS was revoked on 20th May 2013.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Scheduled Monument (SM)	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.



Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Area (SPA)	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found in European Union countries. They are European designated sites, classified under the Birds Directive.
Species	The diversity of wildlife habitats is reflected, in turn, in a wide variety of different species of plants and animals, some of which are rare nationally, regionally or locally. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive, and those covered by the Bern, Bonn and Ramsar Conventions.
Strategic Housing Market Assessment (SHMA)	<p>A key component of the evidence base to support the development of spatial housing policies. The primary role of the SHMA is to provide:</p> <ul style="list-style-type: none"> • A review of housing markets; • An assessment of housing need and affordable requirements; • A review of general market requirements; and • Policy recommendations.
Structure Plan	An old-style Development Plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	<p>A widely-used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously, are:</p>



- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Unemployment Count

All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation (ILO). This definition of unemployment is different from the claimant count, which records only those people claiming unemployment-related benefits (Jobseeker's Allowance, or JSA). The unemployment count (using this ILO-consistent definition) is substantially higher than the claimant count.

Unemployment Rate

Unemployment count as a percentage of the economically active population aged 16 and above.

Use Classes

Specification of types of uses of buildings based upon the Use Class Order:

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: **B1a** Offices, **B1b** Research and development of products and processes, **B1c** Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))
- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: **C3(a)** single or family household, **C3(b)** up to six people living together as a single household and receiving care, for example supported housing schemes, **C3(c)** group of up to six people living together as a single household



- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)

Cheshire East Local Plan Authority Monitoring Report 2014/15



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Chapter 1: Executive Summary

1.1 This is the seventh Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) produced by Cheshire East Council and covers the period 1st April 2014 to 31st March 2015. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Local Planning Authorities are required to report on the implementation of the Local Development Scheme and the extent to which policies set out in the Local Plan documents are being achieved. Local Authorities may choose which targets and indicators to include in the report, as long as they align with relevant UK and EU legislation. The primary purpose of this Report is to share the performance and achievements of the planning service with the local community.

Local Plan progress

1.2 In the last year the Council has prepared for the Examination of the Local Plan Strategy, which commenced in September 2014, and, following consideration of the Inspectors Interim Views, was formally suspended by the Inspector in December 2014.

1.3 Further evidence base documents were produced and published; further detail can be found in paragraph 3.3 of this Report.

1.4 The Local Development Scheme was revised and came into effect in April 2014. Progress with the preparation of the Local Plan in 2014/15 has not been made in accordance with the key milestones set out in the revised Local Development Scheme, (LDS). The delay in progress has been due to the suspension of the Local Plan Strategy Examination in December 2014.

Housing

1.5 Housing market conditions for 2014/15 are more optimistic than in recent years, with completions rising in Cheshire East for the third year running (1,383 dwellings gross), however, for the first time, completions now include housing provided for older people, including residential institutions in Use Class C2. A third of completions were in Crewe and Macclesfield, an increase from the previous year, while almost 50% were in Key Service Centres. This reflects the larger housing sites that are being built out but also that opportunities to access new housing are spread equitably across the Borough. A significant proportion of completions were houses, and there has been a small increase in the proportion of smaller homes (one and two bed units). Affordable housing provision increased significantly from 131 units in 2013/14 to 638 units. This represents an increase of 387% over the monitoring period however this reflects, in part, the funding process for many of these affordable units. The number of empty homes has fallen again this year following action taken by the Council.

1.6 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As a consequence of the revoking of the NW RSS, the suspended Examination Hearings into the Cheshire East Local Plan Strategy, and additional work being undertaken,



Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply.

Population

1.7 Office for National Statistics mid-year estimates indicate that the population of Cheshire East grew by 5% in the ten year period from 2004 (357,400) to 2014 (374,200). Population projections (produced in 2015 for the Local Plan) suggest that the population is likely to grow by 16% between 2010 (the base year for these projections) and 2030, bringing the total population to around 427,100.⁽¹⁾

Economy

1.8 Major companies have located and invested in Cheshire East over the monitoring period. Gross employment floorspace completions (18,900sqm) are lower than the previous year, representing a 29% decrease. The loss of land in existing employment use to other uses (2.51ha) has decreased compared to the previous monitoring period. Cheshire East maintains a high supply of employment land, most of which is allocated or committed for development, however, much of the supply is constituted by a small number of very large sites concentrated in a small number of settlements.

1.9 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.3%, compared to Cheshire East, which has a 12.0% vacancy rate, with three centres increasing the number of occupied units. There have been some new retail developments in town centres.

Tourism

1.10 The visitor economy in Cheshire East constitutes a very significant aspect of the overall economy of the Borough, being worth about £807 million (in 2014 prices), and attracting over 14.6 million visitors in 2014.⁽²⁾ Through the implementation of the Visitor Economy Strategy, and several grant and accreditation schemes, Cheshire East is working in partnership to make sure that sector remains strong, and tourism-related employment continues to grow.

Minerals

1.11 There has been a dramatic increase (from 0.41 mt in 2013 to 1.67mt) in 2014 in land-won sand and gravel sales in the Cheshire sub-region.⁽³⁾ Based on the annual apportionment figure, Cheshire East's sand and gravel landbank across sites in Cheshire

1 Indicators H1 and H3 in Appendix B. Sources: [A] Office for National Statistics (ONS) mid-year population estimates 2004 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0. [B] 2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.
2 Indicator TC6. Source: Cheshire East STEAM Trend Report for 2009-14, June 2015.
3 Comprises the authority areas of Cheshire East and Cheshire West and Chester



East stood at 20.15 years, which is considerably above the national indicator of 7 years. The crushed rock land bank stood at 122.5 years and remains significantly higher than the national indicator of at least 10 years.

1.12 An application to extend the life of Mere Farm Quarry was submitted in April 2014. Planning Committee resolved to approve the application, which will extend sand and gravel mineral operations (including restoration) until September 2016.

Waste

1.13 Household waste arisings in Cheshire East showed a 1% increase from the previous year. Recycling/composting rates have increased and now exceed Government targets due to the implementation of a revised collection scheme for recyclables. This reduces levels of residual waste sent to landfill. Two new facilities with waste management capacity have been granted planning permission in this monitoring year.

Environment and Climate Change

1.14 Conserving the natural environment and our built heritage continues to be of importance to Cheshire East Council. There are still historic assets at risk in the Borough. Heritage crime in the Borough is to be addressed through the Heritage Crime Initiative, with the Council supporting the Cheshire Constabulary Heritage Watch community initiative.

1.15 There has generally been an improvement in air quality ratings since the previous monitoring period.

1.16 In terms of renewable energy, no major schemes have been approved or installed in this monitoring year.



Chapter 2: Introduction

2.1 This is the seventh Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) produced by Cheshire East Council. It is being published to comply with Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.2 This Report covers the period 1st April 2014 to 31st March 2015. It contains information on the implementation of the Local Development Scheme and the effectiveness of Local Plans. It reflects ongoing changes to the national planning regime, particularly the additional flexibility and responsibility given to local communities in designing and implementing their own approach to the planning process.

2.3 Monitoring is essential in order to establish what has occurred in the Borough and how trends may be changing. It enables consideration of the effectiveness of existing policies and targets in order to determine whether changes are necessary. It provides a crucial method of feedback within the process of policy-making and implementation, whilst also identifying key challenges and opportunities. This enables adjustments and revisions to be made as necessary.

2.4 This is achieved by monitoring particular indicators. The Core Indicators are identified in Appendix A. Other indicators, identified in the Sustainability Appraisal, are in Appendix B. These will be referred to throughout the Report and shown as footnotes.

2.5 Although the Report monitors the performance of the Cheshire East Local Plan, which is in the course of preparation, in the 2014/15 monitoring period the Development Plan consisted of:

- Cheshire Replacement Minerals Local Plan (1999)
- Cheshire Replacement Waste Local Plan (2007)
- Congleton Borough Local Plan First Review (2005)
- Borough of Crewe and Nantwich Replacement Local Plan (2005)
- Macclesfield Borough Local Plan (2004)

2.6 The Government has made a number of reforms to planning legislation and guidance in recent years. Additional changes made over the monitoring period include the publication of the following documents and Regulations:

- The Community Infrastructure Levy (Amendment) Regulations 2015
- The Neighbourhood Planning (Referendums) (Amendment) Regulations 2014 (draft)
- The Neighbourhood Planning (General) (Amendment) Regulations 2015
- Infrastructure Act 2015



Chapter 3: Local Development Scheme

3.1 The Cheshire East Local Development Scheme (LDS) has been revised and came into effect in April 2014, covering the period 2014 to 2016. It sets out Cheshire East Council's programme for the preparation of the various Local Development Documents (LDDs) with key milestones identifying target dates for achieving various stages of each of the documents it is to produce. The LDS was reviewed and updated to reflect the progress made in the preparation of the Local Plan Strategy and to set out a realistic timetable for the various documents. Table 3.1 shows a summary of the LDS milestones.

Table 3.1 Summary of LDS Milestones

Milestone	LDS date	Stage Reached	Comments
Local Plan Strategy DPD			
Local Plan Preparation (Regulation 18)	Apr 2009 to March 2014	Completed March 2014	-
Publication	March to Apr 2014	Completed March 2014	-
Submission	May 2014	Completed 20th May 2014	-
Pre-Examination meeting	July 2014	Completed 24th July 2014	-
Independent Examination	Sept 2014	Commenced Sept 2014	Examination was formally suspended in December 2014
Inspector's Report	Nov 2014	-	-
Adoption	Dec 2014	-	-
Site Allocations and Development Policies DPD			
Local Plan Preparation (Regulation 18)	Apr 2009 to Dec 2014	Underway	-
Publication	May to June 2015	-	-
Submission	Sept 2015	-	-
Pre-Examination meeting	Nov 2015	-	-
Independent Examination	Jan 2016	-	-
Inspector's Report	Apr 2016	-	-
Adoption	June 2016	-	-



Milestone	LDS date	Stage Reached	Comments
Waste DPD			
Local Plan Preparation (Regulation 18)	July 2014 to March 2015	Underway	Evidence gathering
Publication	May to June 215	-	-
Submission	Sept 2015	-	-
Pre-Examination meeting	Nov 2015	-	-
Independent Examination	Jan 2016	-	-
Inspector's Report	Apr 2016	-	-
Adoption	June 2016	-	-

3.2 Progress with the preparation of the Local Plan in 2014/15 has not been made in accordance with the key milestones set out in the Local Development Scheme 2014 to 2016 due to the reason set out in Table 3.1.

3.3 In the last year the Council has continued to gather the evidence base with recently completed documents as follows:

- Local Plan Strategy Submission Statement of Consultation (Regulation 22) (May 2014)
- Duty to Cooperate Statement of Compliance (May 2014)
- Highways Study Overview Document (May 2014)
- Crewe Highways Study (May 2014)
- Leighton West Highways Study (May 2014)
- Congleton Highways Study (May 2014)
- Macclesfield Highways Study (May 2014)
- Report of Consultation: Local Plan Strategy Submission Version Representation Period (May 2014)
- Staffordshire CC and CE Duty to Co-operate - Memorandum of Understanding (August 2014)
- High Peak BC and CE Duty to Co-operate - Memorandum of Understanding (August 2014)
- Waste Management Needs Assessment (November 2014)

3.4 The hearing sessions for the examination into the Local Plan Strategy commenced in September 2014, however at the close of the hearing sessions on 3 October 2014, the inspector re-confirmed his previous announcement (made at the end of the previous week) that the remaining hearing sessions of the examination will be deferred for a short time. This was largely due to the need to consider and digest the unexpectedly large volume of statements and additional material submitted in relation to the Local Plan Strategic Sites and Strategic Allocations, along with the alternative/additional 'omission' sites. This approach was agreed by the Council's representatives.



3.5 The Inspector published his Interim Views on the Legal Compliance and Soundness of the submitted Cheshire East Local Plan Strategy in November. Following the Council's consideration of these Views, the Council, in December 2014, formally requested the Inspector suspend the Examination; the Inspector agreed to this.

Duty to Cooperate

3.6 The National Planning Policy Framework (NPPF) includes a requirement for public bodies to cooperate on cross-boundary planning issues. The Council has held regular meetings with neighbouring authorities and other bodies in order to make sure that plan-making in the wider area is comprehensive and logical. A Duty to Cooperate Statement of Compliance was produced in May 2014.



Chapter 4: Housing

4.1 In England 125,110 houses were completed in the 12 months to March 2015. This is 11 per cent higher than the previous year. The current level of completions is 29 per cent below the peak level of 2007. Private enterprise housing completions were 8 per cent higher than in the year before whilst completions by housing associations rose by 24 per cent over the same period.⁽⁴⁾ DCLG no longer collate and report on data by region, however they report on district and Local Enterprise Partnerships. In England, 208 out of 326 authorities reported an increase in completions over the 12 months to March 2014. The geographic spread of increases and decreases is very mixed. The average age of first-time buyers during 2014-15 was 33, however the first time buyers aged over 35-44 and those aged over 45 has increased, with the corresponding decrease in those aged 16-24 years.⁽⁵⁾

4.2 From March 2014, Planning Practice Guidance permitted local planning authorities to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement⁽⁶⁾ C2 uses have therefore now been included in the Net Housing Completions. This change in methodology has been applied from 2010/11 to accord with the population base date and projections calculated for the purposes of the work carried out for the Local Plan Strategy Development Plan. The addition of C2 uses therefore gives the artificial impression of a rise in housing completions in the table below from 2010/11 onwards when compared with previous years and previous Authority Monitoring Reports.

4.3 The number of completions in Cheshire East has risen again with 1,383 dwellings (gross) completed in 2014/15. Dwellings lost through demolition, change of use or conversion amount to 148 homes, resulting in a net figure of 1,236 additional dwellings across the Borough.⁽⁷⁾

4.4 Since 2002/03 13,367 (net) dwellings have been completed, hence the average number of dwellings built each year between 2002/03 and 2014/15 is 1,028, however noting that C2 uses have only been included since 2010/11 and this is reflected in Figure 4.1. As illustrated by Figure 4.1, in excess of 1,000 dwellings were built each year between 2002 and 2008, with a peak in 2005/6 of almost 1,500 dwellings. The national downturn in housebuilding then impacted Cheshire East, with a significant decrease in the number of homes built. The period 2014/15 demonstrates a significant increase of 73 per cent in completions on the previous year. This increase is due to the combined rise in both private housebuilding and completions by housing associations both reflecting and exceeding the trend seen nationally; a clear signal that the housing market has improved.

-
- 4 Housebuilding: March quarter 2014, England (Department for Communities and Local Government)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/428601/House_Building_Release_-_Mar_Qtr_2015.pdf
 - 5 English Housing Survey: First Time Buyers and Potential Home Owners Report, 2014-15 (Department for Communities and Local Government)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/539256/First_Time_Buyers_and_Potential_Home_Owners_Report.pdf
 - 6 "Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement" (PPG Reference ID 3-037)
 - 7 Statistics source is Cheshire East Council Housing Database unless otherwise stated.



Figure 4.1 Net Housing Completions

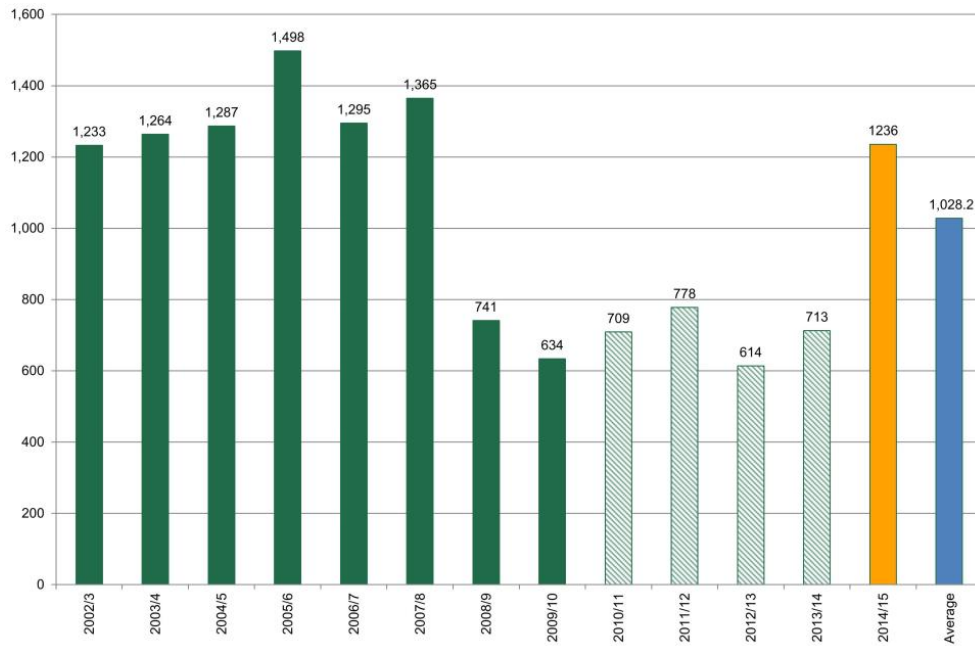


Figure 4.2 Location of Completed Dwellings (2014/15)

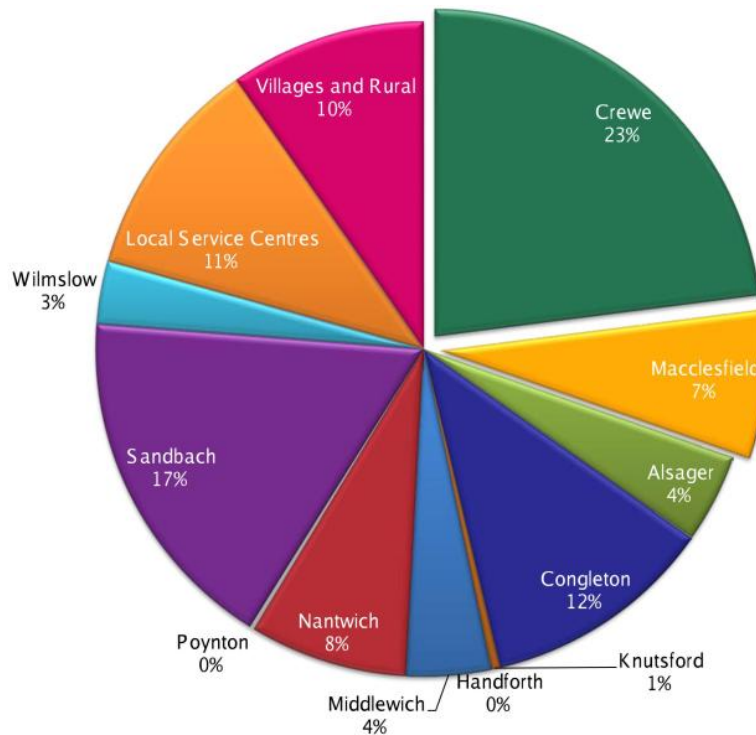
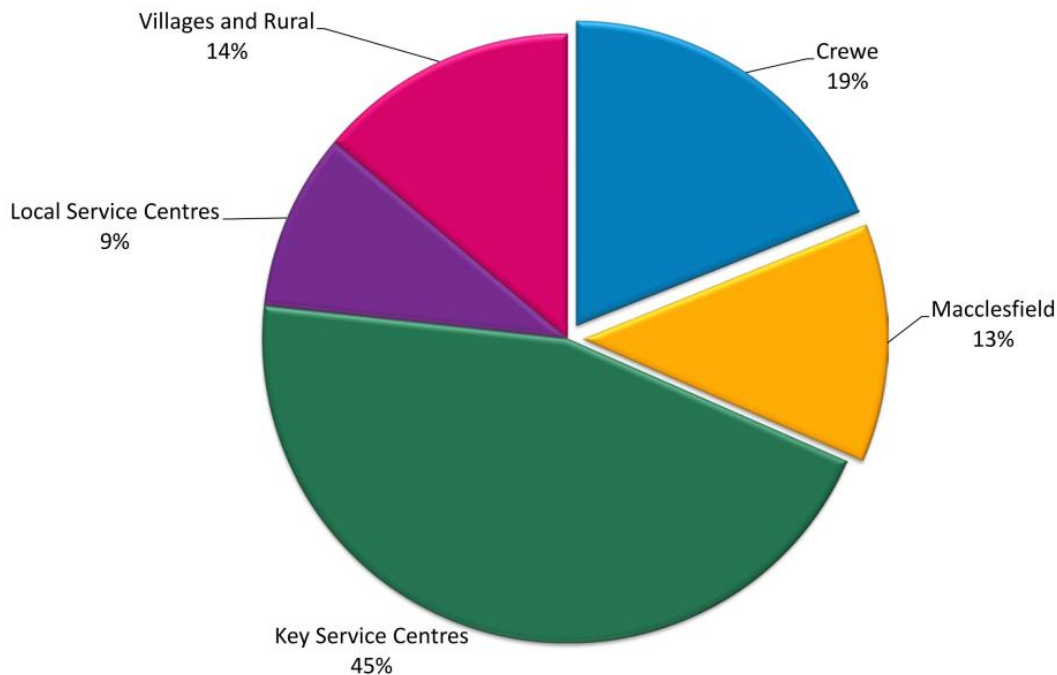




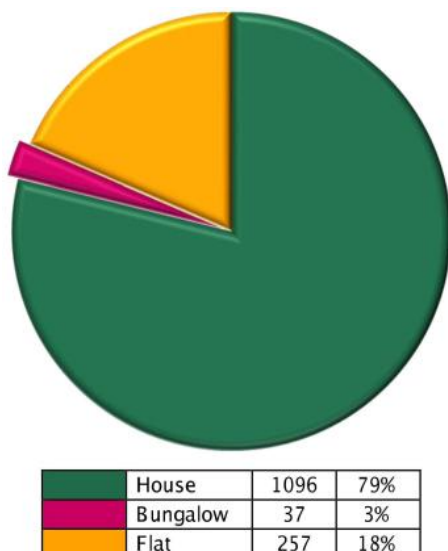
Figure 4.3 Completions by Location from 2010



4.5 In 2014/2015 30% of completions were located in the Principal Towns of Crewe and Macclesfield. Key Service Centres received a 49% share, with 17% of that focused in Sandbach, 11% in Congleton and 8% in Nantwich. Local Service Centres produced 11% of the completions, and villages/rural areas saw 10%. Between 2010/11 and 2014/15 the Principal Towns have seen 32% of the Borough's housing completions, with the Key Service Centres witnessing 45%. 14% of the Borough's housing completions have been in the villages and rural areas, with 9% being in the Local Service Centres.

4.6 A significant proportion of the dwellings completed in 2014/15 were houses, accounting for 79% of all completions. This is the same proportion as last year. Bungalows contributed to only 3% of completions, whilst the percentage of flats has decreased to 18%, from 19% the previous year.

Figure 4.4 Type of Dwelling Completed (2014/15)



4.7 Of the 1,113 houses or bungalows completed in 2014/15, 61% were detached or semi-detached properties, with the remaining 40% being terraced properties. The percentage of terraced properties has increased from the previous year.



4.8 Properties completed during the monitoring period demonstrate a mix of sizes. The percentage share of 1-bedroomed homes has increased by 3% in comparison to the previous year. The provision of 2-bedroomed units has also increased; from 28% to 34%, with the provision of both 3 and 4-bedroomed homes decreasing from the previous year by 2% and 6% respectively.

4.9 The National Planning Policy Framework Core Principles encourage the re-use of previously developed land. Between 1st April 2014 and 31st March 2015, 70% of completions were on brownfield sites, compared to 67% of completions the previous year.

4.10 The percentage of new housing developments at a density of 30 dwellings per hectare or more has risen to 55%, compared with 46% in 2013/14. There has been a corresponding 9% decrease in developments of less than 30 dwellings per hectare.

Figure 4.5 Size of dwelling completed (2014/15)

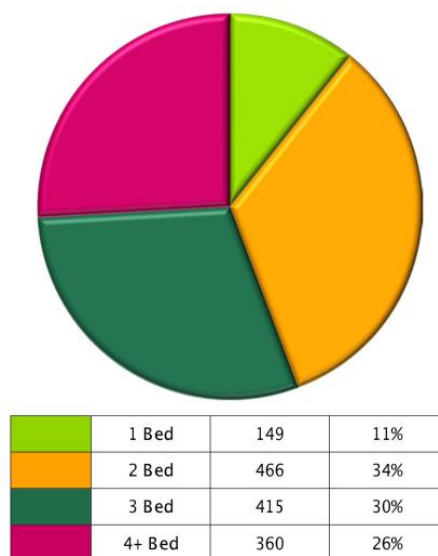


Table 4.1 Density of New Housing Developments by Year

		2013/14		2014/15	
		No. of Dwellings	Percentage	No. of Dwellings	Percentage
Density of New Dwellings	Less than 30 dwellings per hectare	434	54%	625	45%
	Between 30 and 50 dwellings per hectare	173	22%	346	25%
	Above 50 dwellings per hectare	191	24%	419	30%

4.11 During the period 2014/15, 109 sites have been started, which is a decrease of seven from the previous monitoring period. The majority of starts are small sites (that is sites of less than 10 dwellings), however a number of larger sites have also been started, including seven new sites in Crewe, of which two are sites of over 100 units and one is over 350 units, two sites over 100 units in Macclesfield, two sites of over 100 units in Middlewich, a site of 268 units in Nantwich, two sites in Sandbach comprising of 94 and 371 units respectively, and a site of 204 units in Wilmslow. Some of the more significant sites of ten or more dwellings are listed in Table 4.2.



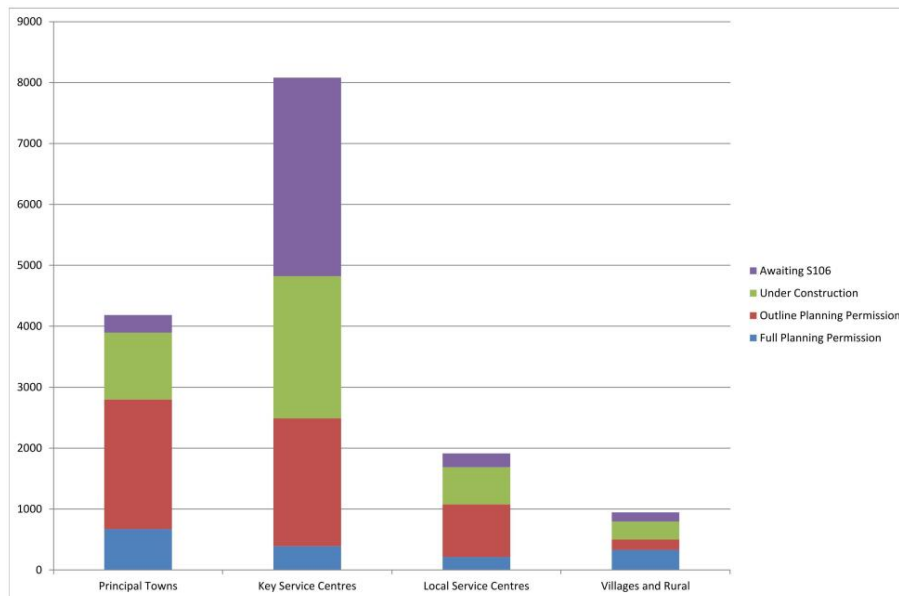
Table 4.2 Significant Sites Started (2014/15)

Site	Number of Dwellings Proposed (Gross)
2-4 Holly Road, Wilmslow	10
Land at Norburys Yard, Church Walk, Knutsford	11
Lower Farm, Whitchurch Road, Burleydam	11
Land south of Tudor Way, Congleton	12
Land to the rear of Remer Street, Crewe	18
Land off Nantwich Road (Tewkesbury Close), Middlewich	24
Land Adjacent to Rose Cottages, Holmes Chapel Road, Somerford, Congleton	25
Land on Hassall Road, Alsager	30
Land at Crewe Road, Shavington Cum Gresty, Crewe	40
Land off Vicarage Road, Haslington	44
Land at Gresty Green, Gresty Green Road, Shavington Cum Gresty	51
Land on Rope Lane, Shavington	80
The Waterhouse Employment Site (Kay Metzeler), Wellington Road, Bollington	91
Elworth Hall Farm, Dean Close, Sandbach	94
Sir William Stanier Community School, Ludford Street, Crewe	107
Land off Manchester Road, Tytherington, Macclesfield	134
Land off Warmingham Lane, Middlewich	149
Land to the North and South of Maw Green Road, Coppenhall, Crewe	165
Land off Springwood Way and Larkwood Way, Tytherington, Macclesfield	173
Land off Warmingham Lane, Middlewich	194
Land at Adlington Road, Wilmslow	204
Land off Queens Drive, Nantwich	268
Land north of Parkers Road, Leighton	354
Albion Inorganic Chemicals, Booth Lane, Moston, Sandbach	371



4.12 There has been a slight increase in the number of sites granted planning permission this year: 349 permissions were granted in the year 2014/15, which equates to permission for 4,077 dwellings (gross). 13% of the dwellings given planning permission were in the Principal Towns of Crewe and Macclesfield, with 58% also in the Key Service Centres. The remaining 29% of dwellings were permitted in Local Service Centres, villages and rural areas.

Figure 4.6 Location of Commitments by Type



4.13 At 31st March 2015 there were a number of sites with planning permission that remained unimplemented or under construction, as well as sites awaiting the signing of a Section 106 Agreement. These sites have a remaining capacity for 15,122 dwellings. 28% of the dwellings are in the Principal Towns of Crewe and Macclesfield, whilst a further 53% are in the Key Service Centres of Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow. The remaining 19% of dwellings are in Local Service Centres and villages. The locational split of these pipeline developments has changed from 2013/14, with an increase in each location, but with the greatest change in the number of commitments in Key Service Centres. Figure 4.6 provides the breakdown in terms of numbers of dwellings.

Affordable Housing

4.14 According to Land Registry data⁽⁸⁾ the average house price in Cheshire East in March 2015 was £156,800. This is up 3.3% on the same month of 2014. In the North West, house prices grew more slowly (up 1.9% over the same twelve-month period, to reach £110,300), but in England and Wales, house price inflation was higher (5.5% for the year to March 2015, bringing the average to £178,100).

4.15 Average house prices by house type in Cheshire East were as follows in March 2015: detached house £267,400; semi-detached £138,800; terraced £108,700 and flat £130,500.⁽⁹⁾

8 Indicator H12: Land Registry House Price Index. Figures are smoothed, seasonally adjusted, standardised average prices

9 Land Registry House Price Index search tool <https://www.gov.uk/government/collections/uk-house-price-index>



4.16 Table 4.3 shows the number of affordable units completed over the last five years. In 2014/15, 46% of the dwellings built were affordable. This is an increase of 507 dwellings on the number of affordable dwellings built in 2013/14 and is partly due to the funding process for many of these affordable units, which required the units to be completed by 31 March 2015 to qualify.

Table 4.3 H11: Provision of Affordable Homes

2010/11	2011/12	2012/13	2013/14	2014/15
170	214	184	131	638

Empty Homes

4.17 The Government is keen to reduce the number of houses that are standing empty. There is now an added incentive of the New Homes Bonus, which rewards bringing empty homes back into use. In Cheshire East there has been a reduction in the number of empty homes for the fifth year running. Information taken from the Department of Communities and Local Government Council Tax Base data ⁽¹⁰⁾ suggests that at October 2014, there were 4,163 empty homes in Cheshire East. This represents a significant drop over the last four years; in 2010, the Borough had 6,189 empty homes. 1,736 of these have been vacant for more than 6 months.

4.18 The number of empty homes in Cheshire East represents 2.4% of the Borough's total housing stock. This is lower than levels recorded in the North West (3.4%) and the national rate (2.6%).

4.19 The Council is taking action to reduce the number of empty homes by working with owners in a number of ways:

- Two dedicated posts to liaise with owners to bring empty homes back into use;
- A proactive approach through area based surveys to gain a better understanding of the problems associated with empty properties;
- Prioritising and targeting of problematic empty properties (risk based matrix scoring system) and pursuing more rigorous enforcement measures;
- Interest-free loans for renovations; and
- Change in the Council Tax discount for properties empty for longer than 2 years - now 150% discount.



Housing Supply

Barn Conversion



4.20 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to 'boost significantly the supply of housing', and to 'illustrate the expected rate of housing delivery through a housing trajectory for the plan period'. It is also worth noting that the Council's calculation of 5 year housing land supply was not supported at a number of planning appeals.

4.21 The North West of England Regional Spatial Strategy (2008) and the saved policies from the Cheshire Structure Plan were revoked by the Government on 20th May 2013. These are no longer part of the Statutory Development Plan. However the North West Regional Spatial Strategy proposed a requirement of 20,700 dwellings for Cheshire East for the period 2003 to 2021, which equates to an average yearly housing figure of 1,150 dwellings. The National Planning Policy Framework Work the plan requires that Local Plans should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.

4.22 The Council submitted its Local Plan Strategy to the Secretary of State for Communities and Local Government on 20th May 2014 stating sufficient land will be provided to accommodate 27,000 homes, however this plan is subject to formal Examination and therefore does not constitute an adopted Local Plan. The Examination commenced in September 2014 however the hearing sessions were adjourned in October 2014. The subsequent Inspector's Interim Views expressed concern about the Objectively Assessed Need and required additional work to be undertaken. Hearings recommenced in October 2015 with a full objectively assessed need for 36,000 dwellings. In December 2015, the Inspector gave further interim views indicating, without prejudice to his final conclusions, that this represents a more objective and comprehensive assessment for progressing the amendments to the Local Plan Strategy. Therefore during this monitoring period this plan is still subject to formal Examination and therefore does not constitute an adopted Local Plan.

4.23 As a consequence of the suspended Examination Hearings, and additional work being undertaken, Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply, as shown in Table 4.4.



Table 4.4 Housing Land Supply to 1st September 2014

Base Date 1st September 2014	
Element	Dwellings
Five year housing land supply need (1,180 dpa x5)	5,900
Backlog	2,370
Total housing need (Sedgefield)	8,270
With 5% buffer applied	8,684 (1,737 dpa)
With 20% buffer applied	9,924 (1,985 dpa)
Total supply as at 31st March 2014	10,562
With 5% buffer applied	6.08 years
With 20% buffer applied	5.32

4.24 The full details of this supply are included in a separate paper, published 14 October 2014 and available on the Council's website, however it must be remembered that the annual housing requirement is still being considered through the Local Plan process.⁽¹¹⁾ Further information will be published when the Council submits its proposed changes to the Local Plan Strategy, which will be subject to public consultation prior to the continuation of the Examination Hearings into the Local Plan Strategy.

Appeals

4.25 There have been 27 planning appeal decisions for housing on sites of over 10 dwellings in the monitoring period of 2014/15; 16 of these were allowed, granting permission for over 1,750 dwellings. 11 cases were dismissed, refusing permission for over 1,800 dwellings. The key findings of housing-related appeals during the monitoring period show that, generally, the material considerations of the proposals, namely the contribution to the supply of housing, outweigh departures from/conflicts with the Development Plan. Summarised below are a small selection of some of the appeal decisions.

4.26 An outline application in Nantwich (12/3747N) for a residential development of up to a maximum of 189 dwellings, local centre, employment development, primary school, public open space, green infrastructure, access and associated works was dismissed by the Secretary of State, in March 2015. The Secretary of State's decision is the subject of an appeal to the High Court and is awaiting a decision.

4.27 An outline application for up to 250 dwellings in Haslington (13/4301N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The main issues are i) whether there is a 5 year supply of deliverable housing sites in the District; ii) whether the proposal would be sustainable development; and iii) whether any conflict with the Development Plan and any other harm is outweighed by the benefits of the

11 [Cheshire East Council Five Year Housing Land Supply Position Statement, September 2014](#)



proposal. The Inspector concluded that the Council could not demonstrate a 5 years supply therefore the relevant policies for the supply of housing should not be considered up to date; the appeal site should be regarded as sustainable; and the benefits of the proposal outweigh any conflict with the Development Plan; therefore the appeal was allowed.

4.28 An outline application for up to 275 dwellings in Shavington (13/2069N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeal; while the proposal would result in some harm from the loss of agricultural land, significant benefits would also be generated (mainly with respect to the development's contribution to the five year supply of market and affordable housing), therefore on balance the identified harm is significantly outweighed by the wider benefits of the scheme.

4.29 An outline application for up to 880 units in Crewe (13/2874N) was dismissed by the Secretary of State. The application went to appeal due to the Council's failure to issue a decision in the prescribed period and was then recovered by the Secretary of State because it involved a proposal for residential development of over 150 units. The Inspector recommended the appeal be dismissed and the Secretary of State agreed with the Inspector's recommendation. The overall conclusion was that whilst the proposed scheme can be seen as sustainable development providing much needed housing, the adverse impacts of approving the development resulting in the loss of part of the Green Gap outweighs the presumption in favour of sustainable development.

4.30 An outline application for up to 170 dwellings and associated infrastructure and open space provision in Willaston/Crewe (13/3688N) went to appeal due to the Council's failure to issue a decision in the prescribed period. The Inspector allowed the appeal and granted permission for up to 146 dwellings and associated infrastructure and open space provision on the grounds that there is no demonstrable 5 year deliverable housing sites supply. The Inspector acknowledged the loss of BMV agricultural land, as well as a limited physical erosion of the Green gap between Willaston and Rope. However the Inspector deemed the provision of public space within the Planning obligation and the benefits of affordable housing provision to be outweighing benefits of the scheme. The Council challenged the decision resulting in the Inspector's decision being quashed by the High Court. However Richborough Homes have taken this application to Court of Appeal therefore the outcome of this application will be reported in the next monitoring report.

4.31 Another outline application in Crewe has also been the subject of challenges through the appeal process. An application for up to 300 dwellings and associated highway works and public open space in Wisaston/Crewe went to appeal due to refusal by the Council on the grounds of the harm caused by significant erosion of the Green Gap between Crewe and Nantwich outweighing the benefits of the development. The Inspector allowed the appeal on the basis of the Council's lack of deliverable 5 year housing supply and the benefits of market and affordable housing the development would provide. The Secretary of State disagreed with the decision of the Inspector however and refused planning permission owing to the harm of the encroachment on Green Gap and BMV land outweighing the benefits of the development. (This site has been the subject of a later application and appeal which falls within the next monitoring report.)



4.32 Table 4.5 below lists the main appeal sites of over 10 or more dwellings that have been decided by the Planning Inspectorate between 1 April 2014 and 31 March 2015.

Table 4.5 List of Appeal Decisions, on sites of 10+ dwellings, 2014-2015

Planning Reference	Proposal	Site Location/Address	Decision
12/2426C	The Erection Of 96 Dwellings Together With Associated Works	Elworth Hall Farm, Dean Close, Sandbach	Allowed
13/0003N	Erection Of 17 Affordable Dwellings	Land Off Main Road, Shavington	Allowed
12/4146C	Outline Application For The Erection Of Up To 95 Dwellings	Land Off Dunnocksfold Road, Alsager	Allowed
13/0210N	Outline Application For The Development Of Fourteen Affordable Homes	Land South Of Newcastle Road, Hough	Dismissed
12/3016C	New Residential Development And Access Roads For Up To 31 Residential Units	Rectory Farm, Old Knutsford Road, Church Lawton	Dismissed
13/1223N	Outline Application For Up To 40 Dwellings	Land To Rear Of 144, Audlem Road, Nantwich,	Allowed
13/2069N	Outline Planning application for the construction of up to 275 dwellings	Land To The East Of Crewe Road, Shavington Cum Gresty	Allowed
13/1305N	Outline planning application for a mixed residential scheme	Land To The West Of Close Lane And North Of Crewe Road, Alsager	Allowed
12/4494N	Outline Planning Approval for 44 Dwellings	Hunters Lodge Hotel, Sydney Road, Crewe	Dismissed
13/3887C	Outline Application for the Erection of Up To 100 Dwellings	Land To The South Of Hind Heath Road, Sandbach	Allowed
13/3688N	Outline application for development of up to 146 no dwellings	Land To North Of Moorfields, Willaston	Allowed
13/4301N	Outline Planning Application For Demolition of existing structures and the erection of up to 250 dwellings	Land Off, Crewe Road, Haslington	Allowed
13/2389C	Outline Application for up to 200 Residential Dwellings	Land South Of, Old Mill Road, Sandbach	Allowed
13/3764C	The erection of 104 residential dwellings	Land Off Waggs Road, Congleton	Dismissed
13/2224N	Proposed Residential Development of up to 120 Dwellings	Land West Of Audlem Road, Audlem	Allowed



Planning Reference	Proposal	Site Location/Address	Decision
13/4631N	Outline planning application for housing development off Back Lane	The Gables, Peckforton Hall Lane, Peckforton	Dismissed
14/1480M	Demolition of two buildings and Erection of 14 no Residential Dwellings	Heath Lodge, Parkgate Lane, Knutsford	Dismissed
12/3300N	Erection of 57 dwellings	Land North Of Weston Lane, Shavington	Dismissed
13/4632N	Outline planning permission for the construction of up to 45no. dwellings	Land North Of Pool Lane, Winterley	Allowed
14/0659C	Outline planning application for the redevelopment of Forge Mill for residential	Forge Mill, Forge Lane, Congleton	Allowed
13/2874N	Outline planning application for residential development (up to 880 units)	Land Bounded By Gresty Lane, Rope Lane, Crewe Road And A500, Gresty	Dismissed
13/4904N	Full planning permission for 11 dwellings including access	Land Off Wrens Close, Nantwich	Allowed
14/0132C	Development of residential scheme comprising up to 100 dwellings	Saltersford Farm, Macclesfield Road, Holmes Chapel	Allowed
12/4872C	Proposed residential development for up to 155 residential units	Land Off Sandbach Road North, Alsager	Dismissed
13/2649N	Outline Planning Application for Proposed Residential Development of up to 300 Dwellings	Land North West Of Church Lane, Wistaston	Dismissed
14/0134C	Development of land for up to 70 dwellings and associated works	Land South Of Holmes Chapel Road, Congleton	Allowed
12/3747N	Residential development up to a maximum of 189 dwellings	Land Between Audlem Road/ Broad Lane & Peter Destaplegh Way, Stapeley	Dismissed

Index of Multiple Deprivation

4.33 The English Indices of Deprivation are widely used to analyse patterns of deprivation at Lower Layer Super Output Area (LSOA) level. The 2015 Indices follow the same approach, structure and methodology as that used for the previous Indices (2004, 2007 and 2010) and combine a number of economic, social and environmental indicators, to identify and assess levels of deprivation for each of England's 32,844 LSOAs. These indicators are then combined to provide an overall Index of Multiple Deprivation (IMD) score for each LSOA.



4.34 Of Cheshire East's 234 LSOAs, there are currently 23 that rank among England's most deprived 25% for overall (IMD) deprivation, and six of these fall within England's most deprived 10%. This means there has been little change since 2010 in the overall number of LSOAs across Cheshire East that rank among England's most deprived (in 2010, 23 of Cheshire East's then 231 LSOAs were amongst the country's most deprived 25% and five of these were amongst the country's most deprived 10%).

4.35 At the other end of the spectrum, there are 120 LSOAs amongst England's least deprived 25% and 63 of these are within England's least deprived 10%. This is a decrease in the overall number of Cheshire East LSOAs that rank amongst England's least deprived (in 2010, 121 LSOA were amongst the country's least deprived 25% and 71 of these fell within the country's least deprived 10%).

4.36 The statistics suggest little change (between 2010 and 2015) in the relative deprivation of Cheshire East (compared to other parts of England) and a slight widening of the relative gap between the Borough's most and least deprived LSOAs. However, these statistics do not measure absolute deprivation and it is not possible to draw conclusions from them about how deprivation has changed in absolute terms.

4.37 Table 4.6 below lists the 23 most deprived LSOAs in 2015.

Table 4.6 England's most deprived 25% LSOAs located in Cheshire East

LSOA	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018476	Crewe	4.49
E01018462	Crewe	6.26
E01018466	Crewe	6.74
E01018459	Crewe	7.64
E01018445	Crewe	9.81
E01018486	Crewe	9.96
E01018400	Congleton	10.26
E01018485	Crewe	10.83
E01018640	Macclesfield	11.27
E01018596	Wilmslow	12.14
E01018484	Crewe	13.18
E01018498	Crewe	13.63
E01018467	Crewe	14.05
E01018388	Alsager	14.78
E01018463	Crewe	15.89



LSOA	Settlement ⁽¹⁾	Percentile ⁽²⁾
E01018477	Crewe	18.13
E01018478	Crewe	18.14
E01018645	Macclesfield	18.56
E01018497	Crewe	20.02
E01018631	Macclesfield	20.03
E01018487	Crewe	20.35
E01018594	Handforth	22.87
E01018423	Middlewich	23.65

1. The geographical definitions used for each settlement are those set out in Appendix 6 of the Cheshire East 'LDF Background Report: Determining the Settlement Hierarchy', Cheshire East Council, November 2010 (Local Plan Examination Library document BE 046).
2. These percentiles indicate the proportion of English LSOAs that are more deprived than the LSOA in question. For example, LSOA E01018459 in Crewe has a percentile value of 7.64, which means it is outside England's most deprived 7%, but inside England's most deprived 8%.

4.38 The following initiatives continue to partner the Council with the Local Area Partnerships (LAPs) in order to support Cheshire East's areas of deprivation:

- Neighbourhood level community budgeting on the Moss Estate (Macclesfield);
- NEETs Project in St Barnabas (Crewe) working to reduce the number of NEETS (young people Not in Education, Employment or Training) in-bedded into Barnies Social Centre activities;
- Health improvement and other community-led work in Cledford (Middlewich) and Buglawton (Congleton) following asset-mapping exercises undertaken in 2012;
- Community First panels and neighbourhood grants in Crewe North and Crewe South;
- Development of Community Hubs and Community Networks;
- Development of Community Groups - Gresty, Friends of St Barnabas, North and South Panels;
- Twister Sister/Mister ASB and Mentoring support programme developed from Big Sister pilot - two programmes delivered: one at Eaton Bank High School in Congleton, 22 girls and boys; and one at Sir William Stanier, 10 girls;
- Community Garden Project - development of Hubs has links to garden schemes/allotments with an increase in growing food to serve at lunch clubs – Georges Community Centre, Jubilee House, St Barnabas;
- Foodbank in Crewe and Nantwich - ongoing support regarding the promotion of collection of food items and referrals to banks by the way of community hubs;
- Debt Management Support - Christian's Against Poverty continue to give local support;
- Winter Resilience - supporting elders/vulnerable people with winter warmth, fuel reduction - CEC Winter Resilience Plan introduced in 2014/15;
- Crewe Youth Voice;
- Annual Health and Wellbeing Fayre - Crewe Heath Fayre targeted over 200 residents and the first one in Nantwich targeted over 300 residents, over 70 agencies took part;



- Streetsafe;
- Homework Clubs on Longridge, Wistaston Green (Crewe), Claughton Avenue and Brook House Estate - BASE run by YMCA afterschool activity, homework and tea club at the YMCA, Georges Community Centre, Bethaney Hall, with the addition of Holiday Brunch Cluns in 2014/15;
- Over 50's clubs and luncheons;
- Employment Groups have been set up in Congleton, Alsager, Sandbach, Middlewich and Holmes Chapel to develop work clubs, with the potential to roll this out in other LAP areas - Light House Centre opened its doors to Homeless services including workclub; and
- Working with a Buglawton community group to develop a neglected church hall into a community facility local people will value and use.

Fuel Poverty

4.39 A household is said to be in fuel poverty if: they have required fuel costs that are above average (the national median level); and, were they to spend that amount, they would be left with a residual income below the official poverty line. A number of factors determine whether a household is in fuel poverty or not, including the energy efficiency of a home; household income; and the cost of fuel. The latest (2014) figures show that, in Cheshire East, 16,343 households (10.1% of all the Borough's households) are in fuel poverty. This compares to 11.2% of households in the North West region and 10.6% of those in England.⁽¹²⁾

Local Housing Strategy

4.40 The AMR 2010/11 recorded the decision to produce a local housing strategy to complement the Sub-Regional Housing Strategy. The Strategy, which prioritised resident and stakeholder engagement in its creation, has been adopted and focuses on the unique opportunities and challenges in Cheshire East at this time of significant change in the housing sector. The Cheshire East Housing Strategy, 'Moving Forward', will act as a five year plan for housing for 2011 to 2016.

4.41 The Strategy outlines the housing vision and includes specific projects and proposals and is structured around the following objectives:

- Delivering market and affordable housing;
- Making the best use of our existing stock;
- Meeting the needs of our most vulnerable residents;
- Meeting the needs of an ageing population; and
- Investing in our neighbourhoods.

4.42 The latest information on the Housing Strategy can be found on the Council's website: http://www.cheshireeast.gov.uk/housing/strategic_housing/housing_strategy.aspx.

12 Indicator H18: Sub-regional Fuel Poverty – England 2014 – Low Income High Costs definition, DECC, June 2016: <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>



Conclusion

4.43 The net number of houses built yearly in Cheshire East has increased for the third year running, reflecting a national increase in house completions during this monitoring period of 2014/15, and also an increase in the number of affordable units completed in Cheshire East. The Principal Towns as a whole saw an increase in the share of completions, with a corresponding decrease in Villages and Rural Areas. This reflects the larger housing sites that are being built out but also that opportunities to access new housing are spread across the Borough. The completions encompass a mix of house types and sizes. However, a significant proportion of completions were houses, but there has been a small increase in the proportion of smaller homes (one and two bed units). There has been an increase in the percentage of new development at a density of 30 per hectare or more in comparison to the previous year.

4.44 The increase in housing completions is accompanied by, and will be partly as a consequence of, an increase in the number of affordable homes completed this year. In addition, the number of empty homes has fallen again this year, following action taken by the Council including the implementation of the Council's Local Housing Strategy, 'Moving Forward'.

4.45 There has been a very slight decrease in the number of sites started this year, with the majority being small sites. However a number of larger sites have also been started; there are starts on ten sites comprising of between 100 and 370 units. The overall number of commitments has increased from 11,803 at March 2014 to 15,122 at 31 March 2015, reflecting the progress on a number of proposed Strategic Allocations and also that the number of applications allowed on appeal. This represents a 28% increase in the number of residential commitments at the end of the financial year.

4.46 The Government requires all planning authorities to be able to demonstrate a five year supply of land available for new housing development. This requirement has taken on added importance with the publication of the National Planning Policy Framework (NPPF) in March, 2012 and National Planning Practice Guidance (NPPG) issued in March, 2014. As a consequence of the revoking of the NW RSS, the suspended Examination Hearings into the Cheshire East Local Plan Strategy, and additional work being undertaken, Cheshire East has been unable to produce an updated position from that published in October 2014, and based on data to 31st August 2014, as reported in last years annual Monitoring Report, 2013/14. As of 1st September 2014, Cheshire East has a total deliverable housing land supply of 11,051 dwellings. This equates, with a 5% buffer, to 6.36 years supply of deliverable housing land, and with a 20% buffer; this equates to a 5.57 years supply.

Actions Needed

4.47 Key actions needed in relation to planning for housing in Cheshire East are:

- Make sure that Cheshire East has a robust 5 year supply of housing land by progressing the Cheshire East Local Plan Strategy.
- Progress affordable housing policies through the Cheshire East Local Plan process.
- Make sure that affordable houses are being provided on appropriate sites.
- Explore how the Council can use its assets to deliver more affordable housing.



Chapter 5: Economy

5.1 Cheshire East's local economy constitutes around 7% of the North West's total economic output (Gross Value Added).⁽¹³⁾ The Borough is home to more businesses than any other unitary or district authority in the region, except for Manchester. Its 18,700 companies⁽¹⁴⁾ include international manufacturing businesses such as AstraZeneca, BAE Systems, Bentley Motors, Siemens and Sanofi. Other major employers include Waters (mass spectrometry), insurance company Royal London and Barclays Bank.

5.2 Over the 2014/15 period (2014 Q2 to 2015 Q1 inclusive), UK Gross Domestic Product (GDP) has continued to grow steadily in real (inflation-adjusted) terms, although the quarterly growth rate slowed, from 0.8% (2014 Q2) to 0.7% (next two quarters) and then 0.5% (2015 Q1). By the first quarter of 2015, GDP was 2.1% higher than in the same quarter of 2014.⁽¹⁵⁾

5.3 In Great Britain, the broad measure of unemployment (covering all jobless people aged 16+ who are available for and actively looking for work or waiting to start work) rose from 1.56m in 2007/08 to 2.51m by 2011/12, before falling to 1.89m (2014/15 figure). In Cheshire East, this measure of unemployment was 6,800 in 2007/08, rising to 12,500 in 2009/10, but falling back to 7,600 by 2014/15. The latter (2014/15) figure equates to an overall unemployment rate of 4.0% (compared to 6.6% in 2009/10), which is significantly lower than the rates for the North West and Great Britain (6.4% and 6.0% respectively).⁽¹⁶⁾⁽¹⁷⁾

5.4 The 2011 Cheshire & Warrington Business Needs Survey, undertaken by Cheshire East Council in partnership with other Cheshire and Warrington bodies, suggested that 33% of Cheshire East businesses had experienced an increase in turnover in the previous 12 months (that is 2010 to 2011), whilst only 26% reported a decrease. However, there was little difference between the proportion expecting the business climate to improve over the following 12 months (27%) and the proportion anticipating a deterioration in the climate (26%). Even so, more than a quarter (27%) of the Borough's businesses intended to expand their geographic market over the next 12 months (that is 2011 to 2012).⁽¹⁸⁾

5.5 Several companies have invested in Cheshire East over the monitoring period, and others have indicated their intention to do so:

-
- 13 Source: Regional Gross Value Added (Income Approach) 1997-2014 data, Office for National Statistics, December 2015. Statistic based on data for 2014
 - 14 Indicator E4. Source: Business Demography – 2014: Enterprise Births, Deaths and Survivals, ONS, November 2015. Commentary based on data for 2014
 - 15 Quarterly National Accounts: Quarter 4 (Oct to Dec) 2015, Office for National Statistics statistical release, 31st March 2016.
 - 16 Indicator E5. Sources: [1] Cheshire East data: Model-based estimates of unemployment, April 2004 - March 2005 to April 2014 – March 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey, April 2004 – March 2005 to April 2014 – March 2015, ONS, NOMIS. ONS Crown Copyright.
 - 17 The unemployment rates measure the unemployment count as a percentage of the economically active population aged 16 and above.
 - 18 Source: Cheshire East report, Cheshire & Warrington Business Needs Survey 2011. Survey undertaken by BMG Research on behalf of the Cheshire and Warrington Local Authorities and the Cheshire & Warrington Enterprise Commission. Note: Interviews took place in Jan to Feb 2011, so the responses relate to businesses' views at that time (for example in the question about turnover, the 'previous twelve months' means early 2010 to early 2011).



- The US-owned Waters Corporation have opened their new headquarters outside Wilmslow.
- Bentley announced that it will invest £40 million to expand its headquarters in Crewe, creating 300 new jobs.

Local Enterprise Partnership

5.6 Cheshire East is part of the Cheshire and Warrington Local Enterprise Partnership (LEP), which was established in March 2011 and is made up of business, local authority and academia representatives. The LEP has set an ambitious goal to double the sub regional economy to £50 billion annually by 2040, creating 112,000 new jobs and 139,000 new homes and consolidating Cheshire and Warrington's position on as one of the country's most prosperous economies.

5.7 The LEP is refreshing its Strategic Economic Plan, which sets out the vision for the sub region, delivered through strategic initiatives such as the Northern Gateway Development Zone, Cheshire Science Corridor and Mersey Dee Economic Axis. The LEP, in partnership with the local authorities, is engaging in a Devolution conversation with Government to negotiate a 'Deal' to accelerate economic growth and prosperity.

5.8 The LEP continues to deliver its 2015-2017 Local Growth Fund programme of capital expenditure across strategic infrastructure, business support and skills projects and the European Structural and Investment Fund programme supporting businesses, innovation and skills.

Economic Development and Employment Land

Table 5.1 E12 and E13: Floorspace Completions in Cheshire East (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross sqm	1,124	2,458	0	755	5,364	502	0	8,697	18,900
Net sqm	-2,541	2,458	-890	211	3,324	-4,530	0	8,551	6,583
PDL⁽¹⁾ sqm	27	2,458	0	755	5,364	462	0	8,092	17,158
% on PDL	2	100	0	100	100	92	0	93	91

1. Previously developed land

5.9 Table 5.1 reveals that gross employment floorspace completions are lower than the previous year, representing a 29% decrease.⁽¹⁹⁾

19 Floorspace completions include extensions and infill development at existing employment facilities



5.10 Most of the floorspace completions in 2014/15 are accounted for by changes of use from non-employment uses to employment use. This is reflected in the high proportion of developments completed on previously developed land during the monitoring period.

5.11 The majority of the gross floorspace completed was located in the urban areas in Cheshire East.

5.12 From 30th May 2013 permitted development rights regarding the change of use of offices to residential were introduced. Premises in B1(a) office use can change to C3 residential use, subject to prior approval covering flooding, highways and transport issues and contamination. The Council has had 13 notifications for changes of use from B1a office to C3 residential. There is, however, no requirement to notify the area of loss.



Employment Land Take-Up

5.13 Employment land take-up rates for 2014/15 are shown in Table 5.2. It is important to note that, as with the employment land supply data, the land take-up figures exclude extensions and infill developments on existing employment sites that are not available to the wider business community (for example owner occupier sites).

5.14 The table provides a 'gross' amount of land taken-up for employment uses. The second row of the table accounts for land that has been converted from one employment use to another; such land is deducted from the gross figure to calculate the 'net' take-up, as shown in the final row.

5.15 The proportion of gross land taken up in the Principal Towns and Key Service Centres in Cheshire East was 72% of the overall total take-up.

Table 5.2 E14: Employment Land Take-Up (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Land Take-up ha	0.51	0.00	0.00	0.10	0.86	0.16	0.00	2.02	3.65
Redevelopments and Changes of Use ha	0.00	0.00	0.00	0.00	0.86	0.13	0.00	1.00	1.99
Net Land Take-up ha	0.51	0.00	0.00	0.10	0.00	0.03	0.00	1.02	1.66



Employment Land Supply

5.16 Table 5.3 below shows the employment land supply across Cheshire East as at the end of March 2015.⁽²⁰⁾ It is important to note that, as with the employment land take-up data, the land supply figures exclude extensions and infill developments on existing employment sites because this land is already considered to be in employment use.

5.17 The gross supply figures include changes of use or the redevelopment of sites already in one form of employment use to another employment use.

Table 5.3 E15: Employment Land Supply as at 31st March 2015

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Gross Supply ha	6.98	0.00	0.85	10.22	0.29	0.09	0.00	287.16	305.59

5.18 About 36% of the gross supply is land that is allocated in the former District's Local Plans; 51% has planning permission and 13% is under construction. A substantial proportion of the supply is accounted for by a small number of very large sites, including:

- South Macclesfield Development Area, Macclesfield: this is an allocated 22 ha site located west of the Lyme Green Business Park.
- Basford East, Crewe: This site is allocated in the Crewe and Nantwich Local Plan for employment uses and covers an area of almost 50 ha.
- Basford West, Crewe: This planning permission has an area of nearly 42 ha, and provides for office, warehouse and industrial accommodation and associated infrastructure.
- Midpoint 18 (remaining plots from early phases), Middlewich: an outline planning permission covers an area of around 41 ha. Parts of this site have commenced under reserved matters planning permissions, leaving around 34 ha to be developed.
- Midpoint 18 Phase 3, Middlewich: This outline application covers an area of 53 ha and proposes a mix of B1, B2 and B8 uses, as well as a limited amount of leisure and tourism development including a hotel.

5.19 In addition to the allocated and committed supply of employment sites, a planning application for employment use has been approved by the Council and is awaiting completion of a Section 106 legal Agreement. This is shown in Table 5.4.

20 Core Indicator BD3



Table 5.4 Planning Applications awaiting Section 106 Agreements as at 31st March 2015

Application Reference	Location	Proposal	Site Area (ha)	Proposed Use(s)
13/3293M	Booths Park, Chelford Road, Knutsford	Outline application including details of access and layout for the demolition of existing buildings and erection of up to 21,035 sq m gross B1a office accommodation, car parking, landscaping and associated works at Booths Park, Knutsford	6.3	B1a

Employment Land Losses

5.20 Table 5.5 summarises the amount of employment land either lost through development or committed (that is land with planning permission or under construction) to other non-employment land uses. The amount of employment land lost this year has decreased compared to last years figure of 15ha. The majority of the present year's losses were from B2 uses. 27.13ha of land are committed as potential employment losses.

Table 5.5 E16: Employment Land Losses (2014/15)

	B1a	B1b	B1c	B1	B2	B8	Sui Generis	Mixed Use	Total
Potential Loss at 31st March 2015 (ha)	3.49	0.00	0.28	0.00	22.02	0.62	0.00	0.72	27.13
Actual Loss during 2014/15 (ha)	0.35	0.00	0.29	0.22	1.48	0.17	0.00	0.00	2.51

Appeals

5.21 There were no appeals in relation to employment schemes during the monitoring period.

Town Centres and Major Regeneration Schemes

5.22 In 2011, a joint Retail Study for Cheshire was produced for Cheshire East and Cheshire West & Chester Councils. It identifies a network of centres and provides retail capacity and health check information for several towns. It indicates more sustainable shopping patterns, however:

- there is capacity for additional convenience goods floorspace in Macclesfield (after taking into account existing commitments);

Middlewich





- in the longer term there will be capacity for additional comparison goods floorspace, which should be mainly focused in Crewe and Macclesfield; and
- the study showed that there is a need for a major new leisure destination in one of the Borough's larger centres due to a qualitative need for new cinema provision and an identified capacity for ten-pin bowling and bingo facilities.

5.23 The retail sector faced challenging conditions during the 2008 to 2009 recession and the period of economic weakness that followed (2009 to 2012). However, retail activity has grown strongly in the last year: between the first quarter of 2014 (January to March) and the same quarter of 2015, the volume of retail sales increased by 5.4% (though it was up only 0.5% on the previous quarter) and was up 0.7% on the previous (October to December 2013) quarter.⁽²¹⁾ Retail growth was probably assisted in part by high real earnings growth: in nominal terms (i.e. before adjusting for inflation), average gross weekly earnings for the first quarter of 2015 were 2.3% higher than in the same quarter of 2014, whilst inflation (as measured by the Consumer Prices Index) was zero (0.0%) in the year to March 2015.⁽²²⁾

5.24 The proportion of retail units lying vacant across the UK has fallen slightly to 13.3% during the monitoring period. The North West was not identified as the worst performing region, which is an improvement on the previous year.⁽²³⁾

5.25 With an overall vacancy level of 12.0%, Cheshire East falls below the average national vacancy rate of 13.3%. Table 5.6 shows that the picture varies across the Borough. Whilst three centres have successfully increased the number of occupied units, five centres have regressed, which are Alsager, Crewe town centre, Handforth, Macclesfield, Nantwich, and Sandbach. There are five town centres that exceed the national average vacancy rate. (See also Table C1, Appendix C).⁽²⁴⁾

Table 5.6 R1: Vacancy Levels (2014/15)

Centre	No. Units			%
	2012/13	2013/14	2014/15	
Alderley Edge	6	4	4	4.2
Alsager	10	8	9	7.6
Congleton	53	50	47	15.3
Crewe Town Centre	47	52	58	25.1
Crewe, Nantwich Road	24	24	21	13.2
Handforth	10	10	12	15.4

21 Source: 'Retail Sales, July 2015' ONS statistical release, 20 August 2015: <http://www.ons.gov.uk/ons/rel/rsi/retail-sales/july-2015/index.html>. The figures quoted above are seasonally adjusted.

22 Sources: [1] 'Retail Sales, February 2016' Office for National Statistics statistical release, 24 March 2016. The figures quoted above are seasonally adjusted. [2] EARN01 (seasonally adjusted average weekly earnings) data tables, 'UK Labour Market: March 2016', ONS statistical release, 16 March 2016. [3] 'Consumer Price Inflation: February 2016' Office for National Statistics statistical release, 22 March 2016.

23 <http://www.bbc.co.uk/news/business-31124506>

24 Indicator R6: CEBC Spatial Planning, Retail Application Monitoring Database (2015).



Centre	No. Units			%
	2012/13	2013/14	2014/15	
Knutsford	19	16	16	6.7
Macclesfield	68	68	87	15.1
Middlewich	19	17	15	16.9
Nantwich	7	8	13	5.2
Poynton	6	5	5	4.1
Sandbach	21	22	23	9.6
Wilmslow	21	26	26	12.7
Total	311	310	336	12.0

5.26 There has been a general decrease in the number of A1 uses, with the exception of Crewe Nantwich Road, which has not gained or lost, or Alderley Edge, Middlewich and Sandbach, which have an increased proportion of A1 uses. There has been a general decrease in the number of A2 uses, with the exception of Middlewich, and Poynton, neither of which have gained or lost, and Alderley Edge, Handforth, and Wilmslow, which witnessed an increased proportion of A2 uses. The number of food and drink type uses, and 'other' uses have grown in seven centres.

Poynton Town Centre



5.27 There was one planning appeal over the monitoring period in relation to retail uses. An application was submitted for the change of use of an A1 retail unit to A5 (takeaway). The Inspector found that the proposal ran counter to policies designed to retain shops serving local needs, namely the Borough of Macclesfield Borough Local Plan Policy S5 and Paragraph 28 of the National Planning Policy Framework. He also found that that the development would cause significant harm to the living conditions of neighbouring residents. The appeal was dismissed.

5.28 Cheshire East has continued to see new shopping and office development. Table 5.7 shows that the majority of office, leisure and retail development has taken place outside town centres.

Table 5.7 R6: Retail, Office and Leisure Floorspace Completions (2014/2015)

Use Class	Completed Within Town Centres		Completed Outside Town Centres		Cheshire East Total	
	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
A1	0.00	-674.96	1,382.94	349.54	1,382.94	-325.42
A2	302.23	-27.77	200.50	-276.82	502.73	-304.59
B1a	0.00	-2,449.00	1,124.00	-1,216.00	1,124.00	-3,665.00
D2	0.00	-576.54	2,677.46	2,472.54	2,677.46	1,896.00
Total	302.23	-3,728.27	5,384.9	1,329.26	5,687.13	-2399.01

Working Together

5.29 The Council has continued to actively promote our towns through various initiatives. More details on these can be found in the Economic Development Strategy.⁽²⁵⁾ Progress during the monitoring period is as follows:

- Macclesfield town centre - In March 2014 Cheshire East Council's Cabinet resolved to promote a Compulsory Purchase Order to facilitate land assembly for the scheme. The recent withdrawal of Debenhams as an anchor tenant has presented challenges and the Council is currently proactively considering alternatives, to ensure a regenerative town centre proposal is still delivered.
- All Change for Crewe - Delivery of the strategy has continued over the monitoring period with the granting of planning permission (14/0640N) in May 2014 for a Lifestyle Centre, incorporating a library, day centre, associated offices, and a Leisure Centre.

5.30 Significant applications that have been granted consent during this monitoring period are listed in Table 5.8.

Table 5.8 Planning Consents for Developments of over 500sqm (gross) Floorspace (2014/15)

Application Number	Address	Proposal
13/3294C	Former Fisons Site, London Road, Holmes Chapel	Demolition of existing structures and erection of a Class A1 foodstore and petrol filling station with vehicular access, car parking, servicing area, public realm and hard and soft landscaping.
14/1904M	Brookfield Hydro Motors Ltd, London Road South, Poynton	A1 foodstore of 1,579 sq.m gross internal floorspace, additional retail floorspace (use class A1 to A5 inclusive) of 743 sq.m gross internal floorspace etc.
14/2295M	Former Everett Charles Technologies, Goodall Street, Macclesfield	Change of use to community activity and climbing centre. Glazed frontage behind roller shutter.

25 Economic Development Strategy for Cheshire East, June 2011
www.cheshireeast.gov.uk/business/business_information/economic_development_strategy.aspx



Application Number	Address	Proposal
14/3477N	Aldi, 11 Grand Junction Way, Crewe	Application to extend the existing Aldi supermarket by 594 sq. m (GIA) and associated works.
12/4652M	Land off Earle Road, Handforth	Erection of Class A1 retail store with conservatory, garden centre, ancillary coffee shop and associated car parking.
14/4088M	Unit A, Silk Retail Park, Hulley Road, Macclesfield	Subdivision of existing retail unit (Use Class A1) to form two retail units (Use Class A1), installation of mezzanine floor in one unit (Unit A1) and external alterations to building.
14/4644N	Site of Bristol Street Motors, Macon Way, Crewe	The erection of a single unit Class A1 retail development with associated car parking, landscaping and infrastructure. OUT - 12/0316N.
14/5565M	Oak Furniture Land, Unit B, Silk Retail Park	Insertion of mezzanine floor.
14/0646M	The Old Stables, Brook Street, Macclesfield	Change of use to childrens' party venue and community activity venue (D2).
14/0640N	Moss Square, Crewe	Redevelopment of existing car parks for the erection of a Lifestyle Centre (7,682 sqm) incorporating a Library (D1), day centre (D1) with associated offices (B1), Leisure Centre (D2).
14/2312C	FX Leisure, Alexandria Way, Congleton	Proposed side extension to existing gym and leisure facility to form new weights area.
14/2237C	Radnor Park Industrial Estate, Back Lane, Congleton	Change of use from offices/manufacturing (B2) to fitness centre.
14/2398N	Mickley Hall Lane, Broomhall	Change of Use from agricultural building to Use Class D2.
14/3242M	Quarry Bank Mill, Quarry Bank Road, Styal	Change of use of Quarry Bank House from C3 to D2. COU of 13 Oak Cottages from C3 to D2. Provision of a new single storey visitor welcome building. Other works to garden and woods.

Tourism

5.31 Data on tourism sector activity is available from the Scarborough Tourism Economic Activity Monitor (STEAM). STEAM is a nationally-recognised model that uses a range of sources (for example visitor surveys, hotel occupancy rates and footfall figures) to inform its estimates.



Little Moreton Hall by Richard9th



5.32 As the latest STEAM data show, the tourism sector makes a significant contribution to Cheshire East's economy, with the sector being worth an estimated £807m in 2014. The STEAM data puts the number of visitors at 14.6m for 2014 and the number of visitor days at 16.2m. In 2014, day visitors made up 90% of all visitors, 81% of visitor days and 73% of tourism revenue. People staying with friends and relatives made up 9% of visitor days, but accounted for a much smaller share of visitor numbers (4%) and revenue (3%). People staying in serviced accommodation (such as hotels and B&Bs) accounted for just 6% of all visitors and 8% of visitor days, but spent much more than other visitors and hence contributed an estimated 23% of all the Borough's tourism revenue.⁽²⁶⁾

5.33 The same estimates also indicate that the sector contributes an estimated 10,900 of Cheshire East's jobs (8,600 directly, with a further 2,300 being supported indirectly).

5.34 Other achievements include wins for Cheshire East tourism businesses at the Marketing Cheshire Tourism Awards 2014. The Awards encourage venues to become accredited, offering visitors an assurance of good quality. Awards over the monitoring period were as follows:

- Excellence in Business Tourism Award Winner - Crewe Hall
- Outstanding Customer Service Award Winner - Lesley Tait, Stockley Farm Park
- Team of the Year Winner - The Golf Team, The Mere Golf Resort & Spa
- Tourism Pub of the Year Winner- The Cholmondeley Arms

5.35 Crewe Hall won gold in the Best Business Tourism Award, while Peckforton Castle was highly commended at the Visit England Awards for Excellence 2015.

5.36 With beautiful countryside, charming market towns and a rich heritage, Cheshire East has a lot to offer tourists and the Council will continue efforts to market the Borough as a visitor destination. Cheshire East's Visitor Economy Strategy⁽²⁷⁾ has encouraged partnership working with Marketing Cheshire, tourism clusters and with individual tourism businesses to encourage more people to visit the area. As part of the Visitor Economy Strategy, Cheshire East Council aims to make it easier for visitors to plan and book their trips. This is being achieved through improvements to the Visitor Information Centres in Macclesfield and Congleton; through the installation of 'Visitor Information Points' in the Borough and through the launch and promotion of a number of tourism websites.⁽²⁸⁾

26 Source: Cheshire East STEAM Trend Report for 2009 to 2014, June 2015

27 Launched in February 2011 and available at www.cheshireeast.gov.uk/business_information/visitor_economy.aspx

28 www.cheshirepeakdistrict.com and www.cheshiremarkettowns.co.uk



5.37 An update on the Strategy was produced in late 2012 and includes the following targets.⁽²⁹⁾

- Develop a Visitor Economy with a value of £689m by 2015;
- Increase jobs directly related to the Visitor Economy by around 1,271 over the same period;
- Increase visitor numbers to Tatton to one million by 2015; and
- Increase the number of businesses achieving quality accreditation.

5.38 The Council has organised and run a number of 'Next Generation Visitor Economy Welcome Courses' building on the success of earlier courses aimed at businesses that come into regular contact with visitors. The aim of these courses is to increase the knowledge and understanding of the role of businesses in the local visitor economy, through social media, IT and the management of the Destination Management System (DMS). The Council is also working with and supporting a number of tourism business networks including Cheshire's Peak District, Nantwich & South Cheshire and the East Cheshire Hotels Association.

5.39 There are a number of projects in the pipeline that would boost the Borough's tourism offer in coming years, including those at Quarry Bank Mill, Mottram Hall Hotel and Jodrell Bank Discovery Centre.

5.40 Cheshire East Council is continuing to work closely with Visit Peak District to maximise national marketing opportunities of the Peak District for Cheshire Peak District tourism businesses.

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Conclusion

Economy

5.41 Cheshire East has welcomed investment from several companies over the monitoring period. Gross employment floorspace completions are lower than the previous year, Cheshire East maintains a high supply of employment land, and a number of planning applications for employment uses have been approved by the Council.

5.42 The national shop vacancy rate slightly decreased over the monitoring period taking it to 13.3%, compared to Cheshire East, which has a 11.6% vacancy rate, with three centres increasing the number of occupied units. There have been some new retail and office developments in town centres.

29 Visitor Economy Strategy Update for Cheshire East, Report to Environment and Prosperity Scrutiny Committee 18th Sept 2012



Tourism

5.43 Cheshire East's tourism sector contributed over £800m to the economy in 2014 and the sector accounts for over 10,000 of the Borough's jobs. Several local companies were successful at the Marketing Cheshire Annual Awards 2014. The Council continues to support tourism through the Cheshire East Visitor Economy Strategy, and through courses aimed at businesses that come into regular contact with visitors.

Actions Needed

5.44 The key actions needed in relation to planning for the local economy and for tourism in Cheshire East are:

Economy

- Maintain a suitable distribution and size of sites (including sites currently in employment use) for economic development across the Borough.
- Continue work to bring forward major allocated sites at Crewe, Macclesfield and Middlewich to ensure a supply of high quality deliverable sites.
- Continue to bring forward the town centre scheme in Macclesfield.
- Consider measures to improve the attractiveness of the town centres to investors/retailers, including through continued partnership working.

Tourism

- Make sure that the leisure and cultural facilities needed to encourage tourism continue to be taken into consideration as part of the ongoing Local Plan process.
- Support the aims of the Cheshire East Visitor Economy Strategy through:
 - Supporting the industry in increasing the number of overnight stays;
 - Promoting good design in the built environment and public space;
 - Protecting the quality of natural and historic landscapes;
 - Improving the provision of arts and heritage; and
 - Enhancing the visitor experience through improvements to the public realm.



Chapter 6: Minerals and Waste

Minerals

6.1 Cheshire East contains a range of mineral resources of local and national economic importance. Minerals currently worked in the Borough include silica sand, sand and gravel, sandstone, salt and peat.

6.2 High quality silica sands are extracted at four sites. The principal use of silica (or industrial) sand is as a raw material in a range of industrial processes, notably glass manufacture and foundry casting.

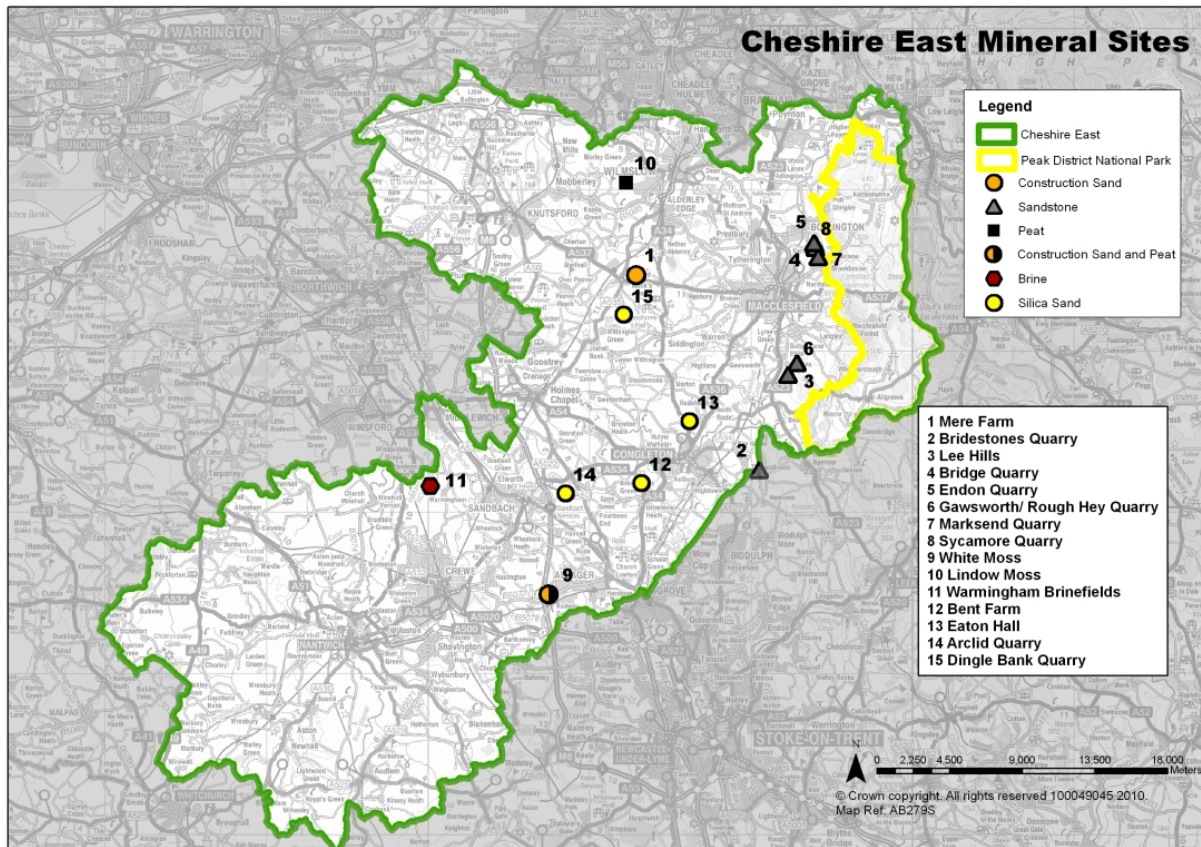
6.3 Construction sand and gravel are further key resources present in Cheshire East and, along with limited amounts of crushed rock, are extracted primarily for use as aggregate materials in building. Permitted extraction sites are situated across the Borough (see Map 6.1).

6.4 The Cheshire sub-region contains some of the most significant salt resources in the country. Salt is produced in the form of brine at a site close to Warrington and distributed nationwide for use in chemical manufacturing and food production. In recent years, the underground cavities created in brine extraction have been converted and utilised for the storage of natural gas.

6.5 Peat deposits can be found in areas across Cheshire East. It is used primarily in the horticulture industry. Although demand for peat has decreased over the years due to environmental concerns, there is one longstanding site in the Borough currently extracting peat, although their operations are relatively small in scale.



Map 6.1 Mineral Sites in Cheshire East



Sales of Primary Land-Won Aggregates

Table 6.1 Sales of Primary Land-Won Aggregates in the Cheshire Sub-Region (2004 to 2014) (million tonnes)
(1)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Cheshire East Sand and Gravel	-	-	-	-	-	-	0.42	0.26	0.40	0.41	1.67
Cheshire East Crushed Rock	-	-	-	-	-	-	0.001	0.001	0.001	0.001	0.001
Cheshire sub-region ⁽³⁰⁾ Sand and Gravel	1.1	1.58	1.44	1.51	1.17	0.87	0.96	0.92	0.96	0.83	2.09
Cheshire sub-region Crushed Rock ⁽³¹⁾	0.05	0.03	0.05	0.03	0.02	0.001	0.001	0.001	0.001	0.001	0.001

1. Source: North West AWP Annual Monitoring Report 2015

30 Note: Cheshire Sub-Region combines Cheshire East and Cheshire West and Chester Boroughs

31 Note: Cheshire West and Chester does not contain permitted crushed rock resources



6.6 Sales of land-won sand and gravel in the Cheshire sub-region fell sharply from 2009 and have since remained steady but relatively depressed. Sales from Cheshire East fell during 2011 to 0.26mt but increased to 0.40 mt and 0.41 mt during 2012/2013. There has been a dramatic increase in land-won sand and gravel sales from 0.41 mt in 2013 to 1.67 mt. Due to the relatively new monitoring regime for the former Cheshire sub region it is not possible to monitor any long term sales pattern for Cheshire East.⁽³²⁾

Production of Secondary and Recycled Aggregates

6.7 No further data has been made available on the production of secondary or recycled aggregates since the previous reporting year. Until provision of consistent data in this field is made mandatory, evidence gaps will remain and data will continue to be considered unreliable at best.

New Permitted Minerals Supply

6.8 There were no applications determined for the release of additional mineral resources in this monitoring year.⁽³³⁾

6.9 An application to extend the life of Mere Farm Quarry was submitted in April 2014 (planning refs. 14/1944W and 14/1788W). Planning committee has resolved to approve the application which will extend sand and gravel mineral operations (including restoration) until September 2016.⁽³⁴⁾

Mineral Landbanks

6.10 At the end of 2014, aggregate landbanks for the Cheshire sub-region stood at 122.5 years for crushed rock and 26.03 years for land-won sand and gravel.⁽³⁵⁾ The landbanks have now been divided between the two sub-regions, with each having its own annual apportionment figure, although Cheshire East is the only area in the Cheshire sub region that produces crushed rock.



6.11 Based on the new annual apportionment figures, the sand and gravel landbank across sites in Cheshire East stood at 20.15 years at the end of 2014,⁽³⁶⁾ which is considerably above the minimum 7 year national policy indicator. However, it should be noted that the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known and therefore provision fluctuates in response to demand year on year.⁽³⁷⁾

32 Source: North West AWP Annual Monitoring Report 2015

33 Cheshire East Development Management

34 Cheshire East Development Management

35 Source: North West AWP Annual Monitoring Report 2015

36 Source: North West AWP Annual Monitoring Report 2015

37 National Planning Policy Framework (2012)



6.12 The crushed rock landbank across sites in Cheshire East stood at 122.5 years at the end of 2014.⁽³⁸⁾ This remains significantly higher than the national policy indicator of at least 10 years.⁽³⁹⁾ Overall sales of crushed rock from sites in Cheshire East are low. This is because the material is a relatively low grade aggregate and is generally sold as a secondary product to sandstone extracted as dressing stone.

6.13 At the end of the current monitoring period, one of the four active silica sand quarries located in Cheshire East is understood to hold a landbank of 10 years or more in line with the national policy indicator.⁽⁴⁰⁾

Table 6.2 Cheshire Land-Won Aggregate Landbanks (at 31st December 2014)

	Landbank at 31/12/2013	Permitted Reserves at 31/12/2014	Annual Average Apportionment Requirement 2005 to 2020 (mt)	Landbank at 31/12/2014
Aggregate Land-Won Sand and Gravel				
Cheshire East	7.28 years	14.31mt	0.71mt	20.15 years
Cheshire Sub Region	-	-	-	-
Aggregate Crushed Rock				
Cheshire East	107.25 years	4.9mt	0.04mt	122.5 years
(1)	107.25 years	4.9mt	0.04mt	122.5 years

1. Note Cheshire West and Chester does not contain permitted crushed rock resources

Waste

National Planning Policy Framework and National Planning Policy for Waste (October 2014)

6.14 The National Planning Policy Framework (NPPF), published in March 2012, does not include specific waste policies. The National Planning Policy for Waste was published in October 2014 and sets out detailed waste policies for Local Planning Authorities to have regard to in preparing their Local Plans.

38 Source: North West AWP Annual Monitoring Report 2015

39 National Planning Policy Framework (2012)

40 National Planning Policy Framework (2012)



Capacity of New Waste Management Facilities

6.15 In 2014/15, an application to develop and operate a temporary waste transfer station for a two year period until December 2016 at Danes Moss Landfill was approved subject to planning conditions on 20/05/2014 (Ref: 14/0683W). This has an annual capacity of 40,000 tonnes per annum and handles residual household waste.⁽⁴¹⁾



6.16 An application to extend the operational life of Maw Green landfill to 31 December 2017 with restoration by 31 December 2018 was approved in November 2014 (Ref: 10/0692W). Additionally an application was submitted in November 2014 for an extension of life to Maw Green Landfill until December 2027, with restoration by December 2028. This identifies that there remains 527,391m of consented landfill void space and the landfill has a throughput of approximately 35,250 tonnes per annum of municipal solid waste (MSW), commercial and industrial (C&I) and construction and demolition (C&D) principally from within Cheshire East.

6.17 An application was also approved in September 2014 (Ref: 13/2744W) at Maw Green Landfill Site for a temporary materials recycling facility for a period up until December 2027 with final site restoration by December 2028. This has capacity to accept 75,000 tonnes of waste per annum (tpa), comprising approximately 60,000 tpa of Municipal Solid Waste (MSW) and 15,000 tonnes of Commercial & Industrial waste (C&I). It is anticipated that 85% of the waste received in the Materials Recycling Facility (MRF) (63,750 tpa) would be waste diverted from Maw Green Landfill.

Table 6.3 Waste Management Capacity Change ⁽¹⁾

	Monitoring Year	
	2014/15	2014/15
No. of planning applications proposing new capacity granted permission	0	2
Total new capacity (tones per annum)	60,000	115,000

1. Source: Cheshire East Council Development Management

41 Cheshire East Development Management



Cheshire East Local Authority Collected Waste (LACW) Arisings

Table 6.4 Cheshire East Waste Statistics (2014/15) ⁽¹⁾

	Total Local Authority Collected Waste	Total Household Waste	Non Household Total Waste	Local Authority Collected Waste - sent for Recycling/ Composting /Reuse	Local Authority Collected Waste - not sent for Recycling (landfill)	Incineration with Energy from Waste	Incineration without Energy from Waste
Amount (tonnes)	194,549	181,268	13,282	114,657	48,248	31,338	0

1. Source: DEFRA, Local Authority collected waste statistics - Local Authority data (England) 2014/15

6.18 In 2014/15, 194,549 tonnes of waste material was collected by Cheshire East, of which 181,268 tonnes was collected from households across the Borough. This marks a 1% increase from the previous year. Of the total amount, 59% was sent for either recycling or composting. The remainder was sent to landfill or incinerated (with energy generated). Recycling and composting rates of LACW arising from Cheshire East have steadily increased since 2010/11.

6.19 Cheshire East Council continues to effectively deliver its simple to use three bin alternate weekly collection service with a recycling rate of 56.8% in 2014/15 (latest official figures), this ranks in the top 8% of all 352 local authorities (28th). When comparing unitary authorities Cheshire East is in the top 7% and ranked 6th. ⁽⁴²⁾



Household Waste Collected per Head (kg) per Annum

6.20 The average amount of household waste collected per head of population in

Cheshire East in 2014/15 was 467kg. This marks a small decrease on the previous year's amount (478.5kg). ⁽⁴³⁾

Amount of Commercial & Industrial (C&I) Waste Arisings and Percentage Recycled/Composted

6.21 No further data has become available on commercial and industrial waste arisings and its management in Cheshire East since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

42 Information available at

http://www.cheshireeast.gov.uk/waste_and_recycling/waste_strategy_and_performance.aspx

43 DEFRA, Local authority collected waste statistics - Local Authority data (England) 2012/13



Amount of Construction, Demolition & Excavation Waste (CD&E) Arisings Generated and Percentage Recycled/Composted

6.22 No further data has become available on construction, demolition and excavation waste arisings and its management since the previous reporting year. Actions to improve the availability of data on the waste stream and its management are being supported.

6.23 A target to recover at least 70% (by weight) of construction and demolition waste by 2020 has been set in the revised EU Waste Framework Directive (2008). This target came into effect with the implementation of The Waste (England and Wales) Regulations in 2011.

Conclusion

Minerals

6.24 Sales of land won aggregates remain relatively depressed although sales in 2014 rose dramatically to 1.67mt from 0.41mt from 2013. Separate sales data for the newly created Mineral Planning Authority areas comprising the Cheshire Sub-Region is now becoming available, although it is uncertain if this represents the average production from each area.

6.25 Based on the revised sub-regional apportionment figures, Cheshire East's sand and gravel landbank is well above the 7 year landbank national indicator at 20.2 years, however the exact proportion of aggregate reserves, as part of larger reserves of industrial sand, is not known. There is only one sand and gravel site in Cheshire East and this has limited reserves; the majority of sand and gravel is supplied from the silica sand sites. Cheshire East's crushed rock landbank remains significantly over its 10 year target, at 107.25 years. A 10 year landbank is not maintained at all silica sand sites.

Waste

6.26 Overall Local Authority Collected Waste arisings from Cheshire East continue to decrease since the previous year with recycling/composting rates increasing further, exceeding Government targets of 50%. This is due to the implementation of a revised collection scheme for recyclables, which is reducing the levels of residual waste sent to landfill.



Waste management facility

6.27 Two new facilities with waste management capacity have been granted planning permission in this monitoring year providing 115,000 tonnes of capacity for recycling.



Actions Needed

6.28 Further actions identified in relation to minerals and waste planning in Cheshire East include the following:

- Prepare a Local Aggregate Assessment as required by the National Planning Policy Framework to assess the demand for and supply options of aggregates in Cheshire East;
- Prepare policies in the Local Plan to ensure a steady and adequate supply of aggregates and maintain mineral landbanks in line with national policy;
- Continue implementation of Cheshire Replacement Waste Local Plan policies in supporting the delivery of new waste facilities consistent with the principles of the Waste Hierarchy;
- Consider how policy in the Local Plan should address sufficient provision of appropriate waste management facilities in Cheshire East based on updated evidence on the Borough's waste management needs;
- Consider the effects of reduced amounts of waste being sent to landfill on the consented lifespans of existing landfill sites and the impacts on their final restoration; and
- Support further actions to improve the availability of data on C&I and CD&E waste streams.



Chapter 7: Transport and Infrastructure

7.1 With regards to enhancements to infrastructure:

- Highways England are currently building a new A556 link road between the M6 and M56 to better connect the M6 corridor to Manchester International Airport and Manchester.
- Work has commenced on the M6 junction improvements at Junctions 16 and 17 to ease access to and from the motorway.
- Work has commenced on the Crewe Green Link Road and Basford West Spine Roads, which will provide access to unlock the Basford East and West development areas.
- The Council has established the preferred routes for the Poynton Relief Road and Congleton Link Road.

Infrastructure Delivery Plan

7.2 The Council has produced an Infrastructure Delivery Plan (IDP) to support the Local Plan Strategy. The IDP specifies the infrastructure needed to support the scale, distribution and phasing of new development anticipated to take place in Cheshire East, including infrastructure needs and costs; phasing of development; funding sources; and responsibilities for delivery. Progress on projects contained in the IDP will be reported on in future AMRs.



Indoor Sports Facilities Strategy

7.3 Cheshire East Council is currently developing an Indoor Sports Facility Strategy using the new Sport England guidance 'Assessing Needs and Opportunities Guide for Indoor and Outdoor Sports Facilities' - Consultation Draft December 2013, which is replacing Planning Policy Guidance 17. The Council had previously produced an Indoor Leisure Facilities Development Statement as part of its evidence for the Local Plan and the Infrastructure Delivery Plan. Consultation with Sport England over policy wording and the evidence base has been on-going since their representations on the Development Strategy and Policy Principles Documents in February 2013.

7.4 At the last meeting with Sport England (9th May 2014) it was agreed that the Indoor Leisure Facilities Development Statement (Sept 2013) provided enough information for the '1st stage' of the Needs and Opportunities work but that further work is needed in the form of an Action Plan and drawing out the identified shortages and opportunities regarding indoor sports requirements in relation to the development proposed in the Local Plan Strategy. It was agreed that this piece of work would be completed to produce an Indoor Sports Facility Strategy.

7.5 The Strategy will be used to support Local Plan Policies SC1 and SC2 and is structured to do so, and the detail will feed into the Site Allocations process.

- Stage 1 – Facility supply assessment is now complete.



- Stage 2 – Questionnaires to appropriate sports clubs and national governing bodies (netball, swimming, basketball, badminton, squash and cricket) are currently being received back in to address current and future demand.
- Stage 3 – Initial Draft of Strategy to be written and consultation to be carried out.

Superfast Broadband

7.6 The Connecting Cheshire Partnership, comprised of Cheshire East, Cheshire West & Chester, Warrington and Halton Councils, is undertaking a £31m programme to bring fibre broadband to 96% of premises in Cheshire, Halton and Warrington. This will bring superfast fibre to over 80,000 additional premises mainly in our outlying and rural areas by summer 2015.

7.7 Funding for the programme has been provided by the Local Authorities in the Partnership, Broadband Delivery UK, BT and the European Regional Development Fund.

7.8 As a result of the programme 67,000 premises have been reached to date, and there has been strong take-up of fibre in the areas reached with almost 18% of premises taking up a service. A Phase 2 roll-out to reach an additional 10,000 premises across Cheshire will start in late 2015 and run until summer 2017, in line with the Council's ambition to reach 99% of premises with fibre broadband by 2017.

7.9 Recognising the value of high speed broadband and how the technology is used the Connecting Cheshire Partnership is leading a £1.5m Superfast Business Support Programme for 900 Small and Medium enterprises, which is set to create 137 new jobs, safeguard 24 jobs and deliver £19.5m growth to the economy by summer 2015. To date 668 businesses have been supported.



Chapter 8: Environment

8.1 Conserving the natural environment and our built heritage is of great importance to the Government and to the Council, however, in times of austerity the challenge of financing schemes is heightened.

The Built Environment

Heritage At Risk

8.2 The number of Conservation Areas at risk has decreased since the last monitoring period. The Council wishes to make sure that Conservation Areas are well-maintained and that development impacts positively on them. The condition of Conservation Areas will continue to be monitored over the coming year. Of the 76 Conservation Areas in Cheshire East, 33 (43%) have been assessed and reports produced. Work is ongoing to update existing assessments.⁽⁴⁴⁾

Table 8.1 ECC4: Historic Assets at Risk

Asset	2012/13	2013/14	2014/15
Conservation Areas identified as at risk	7	8	7
Conservation Areas lost	0	0	0
Grade I Listed Buildings identified as at risk	3	3	6
Grade II* Listed Buildings identified as at risk	4	3	7
Grade II Listed Buildings identified as at risk ⁽¹⁾	-	-	-
Listed Buildings lost	0	0	0
Scheduled Monuments identified as at risk	14	14	8
Scheduled Monuments lost	1 ⁽²⁾	0	0
Registered Parks and Gardens of Historic Interest identified as at risk	1	1	1
Registered Parks and Gardens of Historic Interest lost	0	1	0

1. Not covered by Heritage at Risk

2. Loss of Scheduled status due to a review by English Heritage

8.3 In order to tackle the increasing damage being done to heritage assets, a Heritage Crime Initiative (HCI) for Cheshire East has been devised. The Initiative was supported by Committee in April 2012 and the Council is backing the Cheshire Constabulary Heritage Watch community initiative. Cheshire East Council has become a member of the Alliance to Reduce Crime against Heritage (ARCH) and a signatory to the Memorandum of Understanding (MoU) with Historic England, Cheshire Police, the Crown Prosecution Service and other associated organisations. The progress made in Cheshire East will be reported in future AMRs.

44 Indicator ECC2: CEBC Heritage and Conservation, 2014



8.4 Heritage crime is not being monitored for the time being.

The Natural Environment

8.5 The Council continues to seek to protect its natural heritage, however over the monitoring period a planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.⁽⁴⁵⁾ Biodiversity habitats have not been impacted by planning decisions.⁽⁴⁶⁾

8.6 In Cheshire East there are 33 Sites of Special Scientific Interest (SSSIs). Nationally the objective is to improve the overall condition of SSSIs. According to the yearly Natural England SSSI habitat condition survey, 72.3% of Cheshire East's SSSIs are in favourable or unfavourable recovering condition, which is a decrease on the previous year, compared to an England-wide rate of 95.75%. Of Cheshire East's SSSIs, 7.4% are in an unfavourable declining state, which is a decrease on the previous monitoring period.⁽⁴⁷⁾

8.7 In terms of water quality and flood risk no permissions were granted contrary to Environment Agency advice on flood risk.⁽⁴⁸⁾ The Environment Agency did not object to any applications on water quality grounds during 2014/15.

Open Space Assessment

8.8 An Open Space Assessment has been carried out for Cheshire East and was published in March 2012. The study looks at the types and quality of available open spaces. It identifies where existing spaces should be improved and new open spaces created, including allotments.⁽⁴⁹⁾

8.9 The Assessment combines existing data sources from previous surveys and includes a new comprehensive survey of all sites in the area. It is comprised of 11 open space summary reports that cover the 11 Principal Towns and Key Service Centres (Alsager, Congleton, Crewe, Handforth, Knutsford, Macclesfield, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow) along with a report covering the 13 Local Service Centres. These are 'living reports' that inform the Cheshire East Local Plan and monitoring is ongoing.

Playing Pitch Strategy

8.10 Cheshire East Council is developing a Playing Pitch Strategy using the new Sport England guidance 'Develop and Implement a Playing Pitch Strategy – A Step by Step Approach', which is replacing the previous 2003 guidance. This is a partnership approach involving Sport England and the National Governing Bodies for Football, Cricket, Rugby, Hockey and Lacrosse plus other partners involved in sport and playing pitch provision. The new guidance moves away from quantity standards for outdoor sports provision – instead relying on site specific requirements outlined in an action plan.

45 Core Indicator E2, Appendix A and ECC7, Appendix B

46 ECC8, Appendix B

47 ECC10, Appendix B

48 ECC15, Appendix B

49 www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/research_and_evidence/open_spaces_assessment.aspx



8.11 Progress so far has involved the production of a project brief and action plan; the establishment of a steering group and project group; three steering group meetings; initial checking and challenging of data; and questionnaire design. Stage A of the guidance has been completed and signed off by the Steering Group. The project group are progressing Stages B and C, which involves gathering information on both the demand for and supply of playing fields. Questionnaires have been sent out to education establishments, pitch providers and local sports clubs and non-technical assessments of playing pitches across Cheshire East have been carried out. A variety of sports clubs and sport providers and partners have assisted with the demand and supply information.

8.12 The Strategy and Assessment Report will be used to support Local plan Policies SC1 and SC2, and is structured to do so and the detail will feed into the Site Allocations process.

- All the supply and demand work is completed.
- Assessment calculations are being checked and National Governing Bodies are fully engaged with process.
- Assessment Report is nearly complete and will then be consulted on.
- Next Stage - Draft strategy to be developed for consultation.

Climate Change

Air Quality

8.13 Cheshire East has 13 Air Quality Management Areas, all of which were declared in response to a breach of the Annual Mean Nitrogen Dioxide Objective as a result of emissions from road traffic. Air Quality Management Areas now affect 11 wards across Cheshire East.⁽⁵⁰⁾

8.14 Overall the results indicate that there has generally been an improvement in air quality ratings since the previous monitoring period.



8.15 New development planned in the Borough has the potential to significantly increase transport emissions and as such make Air Quality worse. Therefore the Council is developing a Low Emission Strategy aimed at incentivising low emission technologies through the development control system. A basket of measures would be available for developers to offset some of the increases such as Ultra Low Emission Vehicle technology, public transport enhancements, road network improvements and zero carbon transport options.

Renewable Energy

8.16 The Government is very keen to encourage the use of renewable resources. Cheshire East continues to address this and has published the following during the monitoring period:

50 Table C.4, Appendix C - Indicator ECC11: CEC Air Quality Team (2015)



- Cheshire East Council published an Energy Framework and Energy Vision report in January 2015.

Table 8.2 ECC19: Comparison of Past Renewable Energy Approvals

	2012/13	2013/14	2014/15
Total Approved Applications	23	6	7
Total Capacity (KW)	5,159.78	49,829.5	14,596

Solar Photovoltaic Cells



8.17 Over recent years, installing certain renewable energy technologies at the domestic scale has been made simpler due to alterations to planning regulations.⁽⁵¹⁾ Therefore in some instances, renewable energy installations including solar panels, wind turbines and biomass boilers are considered 'permitted development'. As such they do not require planning permission and have therefore not been captured by this Report.

Conclusion

Built Environment

8.18 Cheshire East remains committed to the management and protection of the built environment. There are still historic assets at risk in the Borough. The Council is continuing to progress the Heritage Crime Initiative for Cheshire East (HCI) and is also supporting the Cheshire Constabulary Heritage Watch community initiative.

Natural Environment

8.19 Cheshire East's policies to protect the natural environment against the impact of planning applications can be seen to be having a positive effect as no major changes to protected areas have been recorded. Recent studies on the natural environment will inform the Local Plan.

Climate Change

8.20 There has been a good response to the actions taken to improve air quality in the Air Quality Management Areas. The improvements are a combination of actions implemented by Cheshire East Council and the general improvements in the vehicle fleet.

8.21 The number of renewable energy approvals and completions have tended to fluctuate, with a focus on smaller schemes. No major proposals have been approved or installed this year.

51 The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011.



Appendices



Appendix A: Core Indicators

Table A.1 Business Development and Town Centres

Indicator	Description	Results			
BD1	Total amount of additional employment floorspace	Gross		Net	
		B1a: 1,124m ²		B1a: -2,541m ²	
		B1b: 2,458m ²		B1b: 2,458m ²	
		B1c: 0m ²		B1c: -890m ²	
		B1: 755m ²		B1: 211m ²	
		B2: 5,364m ²		B2: 3,324m ²	
		B8: 502m ²		B8: -4,530m ²	
		Sui Generis: 0m ²		Sui Generis: 0m ²	
		Mixed Use: 8,697m ²		Mixed Use: 8,551m ²	
		Total: 18,900m ²		Total: 6,583m ²	
BD2	Total amount of floorspace on PDL - by type	B1a: 27m ² (2%) B1b: 2,458m ² (100%) B1c: 0m ² (0%) B1: 755m ² (100%) B2: 5,364m ² (100%) B8: 462m ² (92%) Sui Generis: 0m ² (0%) Mixed Use: 8,092m ² (93%) Total: 17,158m ² (91%)			
BD3	Employment land available	B1a: 6.98ha B1b: 0.00ha B1c: 0.85ha B1: 10.22ha B2: 0.29ha B8: 0.09ha Sui Generis: 0.00ha Mixed Use: 287.16ha Total: 305.59ha			
BD4	The amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area	Town Centre (2014/15)		Local Authority Area (2014/15)	
		Gross (m ²)	Net (m ²)	Gross (m ²)	Net (m ²)
		A1: 0.00	A1: -674.96	A1: 1,382.94	A1: -325.42
		A2: 302.23	A2: -27.77	A2: 502.73	A2: -304.59
		B1a: 0.00	B1a: -2,449.00	B1a: 1,124.00	B1a: -3,665.00
	D2: 0.00	D2: -576.54	D2 2,677.46	D2: 1,896.00	



Table A.2 Housing

Indicator	Description	Results
H1	Plan period and housing targets	The Council is in the process of producing Cheshire East Local Plan Strategy, however the Examination Hearings have been suspended for further work to be carried out on establishing the housing target. RSS has been revoked; these will be replaced by the Cheshire East Council Local Plan Strategy in due course.
H2(a)	Net additional dwellings (past present and future)	See Figure 4.1 and Paras 4.20 to 4.24
H2(b)		
H2(c)		
H2(d)	Managed delivery target	
H3	New and converted dwellings - on PDL	70% of dwellings on PDL
H4	Net additional pitches	0
H5	Gross affordable housing completions	See Table 4.3

Table A.3 Environmental Quality

Indicator	Description	Results						
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Water Quality: None						
		Flood Risk: None						
E2	Change in areas of biodiversity importance	A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.						
E3	Renewable energy generation		Wind: onshore	Solar photovoltaics	Hydro	Heat source	Biomass	Total
		Approved applications	0	2	0	0	5	7
		Approved capacity (kW) ⁽¹⁾	0	14,000	0	0	596	14,596
		Installed applications	0	1	0	0	1	2
		Installed capacity (kW) ⁽²⁾	0	14,000	0	0	199	14,199



1. Capacity not stated on all applications
2. Capacity not stated on all applications

Table A.4 Minerals

Indicator	Description	Results
M1	Sales of primary land-won aggregates	Sand and Gravel: 1.67mt Crushed Rock: 0.001mt
M2	Sales of secondary and recycled aggregates	No updated data available (see AMR 2009/10)

Table A.5 Waste

Indicator	Description	Results
W1	Capacity of new waste management facilities	115,000 tonnes per annum (100,000 LACW/Municipal, 15,000 Commercial & Industrial)
W2	Amount of Local Authority Collected Waste (LACW) arisings and management type	Total LACW Waste: 194,549 tonnes Recycled/Composted/Reused: 114,657 tonnes (59%) Energy Recovery: 31,338 tonnes (16.1%) Landfill: 48,248 tonnes (24.8%)

Appendix B: Table of Indicators

Table B.1 Cheshire East Borough Council Monitoring Framework

AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
Population and Housing						
H1	-	Contextual	Population size	Office for National Statistics (ONS) mid-year population estimates 2009 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.	374,200 (2014)	N/a
					372,700 (2013) 372,100 (2012) 370,700 (2011) 369,100 (2010) 368,000 (2009)	
H3	-	Contextual	Population Forecast	2010-based population projections produced as part of the Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015.	N/A	N/a
					Growth from 369,100 in base year (2010) to 427,100 (2030)	
H5	SA6	Significant Effect	Number of crimes	Office for National Statistics	Type of Crime	Cheshire East has seen falling crime rates in several categories and an increase in some others.
					Violence without injury	
					Violence with injury	
					Drug offences	
					Sexual offences	
					Fraud (and forgery)	
					Robbery	
					Criminal damage and arson	
					Domestic burglary	
					Non-domestic burglary	
					Vehicle offences	
					Other theft offences	
					Other offences	
H7	SA3 and SA4	Significant Effect	Most deprived LSOAs within England	IMD (Index of Multiple Deprivation) data from the 2015 English Indices of Deprivation, CLG, Sept 2015.	2010/11 2011/12 2012/13	No comparable data calculated at North West level.
					23 of Cheshire East's 234 Lower Layer Super Output Areas (LSOAs) rank among the most deprived 25% of English LSOAs (unchanged from 2010) and six of these are among England's most deprived 10% (up from five in 2010). See main body of AMR 2014/15 for further details.	
H8	H1	Core Output	Plan period and housing targets	CEBC Local Plan (Housing Database)		
H9abc	H2a-c	Core Output	Net additional dwellings (past and present)	CEBC Local Plan (Housing Database)		
						N/a





AMR Indicator Ref*	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
H9d	H2d	Core OutputManaged delivery target	CEBC Local Plan (Housing Database)	See Para 4.20 to 4.24	N/a	N/a
H9e	-	Local Output5 year supply	CEBC Local Plan (Housing Database)	See Para. 4.20 to 4.24	N/a	N/a
H10	H4	Core OutputNet additional pitches	Cheshire Partnership Gypsy Traveller Coordinator	No additional pitches in 2014/15	No additional pitches in 2013/14	N/a
H11	H5	Core OutputGross affordable housing completions Database	CEBC Local Plan (Housing Database)	See Table 4.3	See Table 4.3	N/a
H12	SA1	Significant Effect	Average house price Land Registry, House Price Index up to February 2016 (published in March 2016) www.landregistry.gov.uk	£156,800 (March 2015)	£151,800 (March 2014) £145,500 (March 2013) £144,900 (March 2012) £150,700 (March 2011)	North West: £110,300 (March 2015) £108,300 (March 2014) £105,500 (March 2013) £110,000 (March 2012) £111,500 (March 2011)
H15	H3	Core OutputNew and converted dwellings - on PDL	CEBC Housing Database	2014/15: 70% of dwellings on PDL	2013/14: 67% of dwellings on PDL	This represents an increase of 3%.
H16	SA16	Significant Effect	Empty Homes Agency www.emptyhomes.com	2014: 4,163 empty dwellings	2013: 4,515 empty dwellings	This equates to 2.4% of the Borough's housing stock, a decrease from 2.7% the previous year.
H17	SA16	Significant Effect	NLUD (Housing Database)	2011/12: 0.5% of the Borough's developed area has been vacant or derelict for 5 or more years.	2010/11: 0.7%	N/a. This data has not been collected nationally for a number of years
H18	-	Contextual	Sub-regional Fuel Poverty – England 2013 – Low Income High All CE households: 162,800 Homes in fuel poverty: 14,300 Costs definition, DECC: (1)	2013 Homes in fuel poverty: 14,300 Percentage in fuel poverty: 8.8%	Cheshire East % in fuel poverty: 2012: 9.5% 2011: 11.6%	North West: 10.9% England: 10.4%
Economy						
E1	-	Contextual	Office for National Statistics (ONS) mid-year population estimates 2009 to 2014. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.	227,500 (2014)	228,700 (2013) 230,800 (2012) 233,000 (2011) 232,900 (2010) 233,200 (2009)	N/a
E2	-	Contextual	Labour supply (economically active population) and economic activity rate for working age population (16 to 64) – current	178,900 (76.9%) (Apr 2014 – Mar 2015)	76.1% (2013/14) 78.4% (2012/13) 79.7% (2011/12) 78.1% (2010/11) 77.2% (2009/10)	2014/15 figures: North West 74.7%; UK 77.3%
E3	-	Contextual	Labour supply (economically active population) –future change	N/a	Growth from 189,700 in base year (2010) to 207,100 (2030)	N/a



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
E4	SA17 ¹³	Count of active enterprises	Business Demography – 2014: Enterprise Births, Deaths and Survivals, ONS, Nov 2015.	18,700 (606 per 10,000 residents aged 16+) (2014)	18,100 (2013) 17,700 (2012) 17,500 (2011) 17,600 (2010) 17,500 (2009)	2014 rates (per 10,000 residents aged 16+): North West 431; UK 486.
E5	SA17	Unemployment rates (for economically active residents aged 16+)	Unemployment rates [1] Cheshire East data: Model-based estimates of unemployment, Apr 2009 – Mar 2010 to Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. [2] NW and GB data: Annual Population Survey Apr 2009 – Mar 2010 to Apr 2014 – Mar 2015, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	4.0% (7,600 people), Apr 2014 to Mar 2015	5.0% (2013/14) 5.9% (2012/13) 5.9% (2011/12) 5.3% (2010/11) 6.6% (2009/10)	2014/15 rates: North West 6.4%; Great Britain 6.0%.
E6	SA17	GVA (economic output) per capita	[1] Regional Gross Value Added (Income Approach) 1997-2014 data, ONS, Dec 2015. [2] Data series ABML and ABMM, UK National Accounts – The Blue Book, 2015 edition, ONS, Oct 2015. Notes: [1] Figures are in 2014 prices, i.e. 'real' or 'constant' prices (i.e. they are adjusted for inflation). [2] UK level data exclude 'Extra-Region' GVA (GVA that cannot be assigned to sub-national areas, e.g. the activities of foreign embassies).	£30,000 (2014)	£29,700 (2013) £28,600 (2012) £26,600 (2011) £26,600 (2010) £26,500 (2009)	2014 figures: North West £21,000; UK £24,600.
E7	SA17	Jobs density	Jobs Density data, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/	0.88 (2013)	0.85 (2012) 0.82 (2011) 0.81 (2010) 0.82 (2009)	2013 densities: North West 0.77; UK 0.79.
E8	SA17	Average earnings (gross weekly pay of full-time workers) – residence-based measure	Annual Survey of Hours and Earnings (ASHE) - 2015 Provisional Results, ONS, NOMIS. ONS Crown Copyright. https://www.nomisweb.co.uk/ Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. They are median earnings and	£536.60 (2015)	£541.50 (2014) £523.60 (2013) £500.80 (2012) £499.00 (2011) £505.40 (2010) £505.40 (2009)	2015 figures: North West £492.00; UK £527.70.



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
E10	SA20 Significant Effect	% of working age (16 to 64) population whose highest qualification is NVQ level 1/2/3/4 or higher/other/none	relate to employees only. They include overtime. (16 Annual Population Survey (residence-based dataset), Jan-Dec 2013 and Jan-Dec 2014, ONS, NOMIS, ONS Crown Copyright. https://www.nomisweb.co.uk/	Jan-Dec 2014: NVQ4+: 40.4% NVQ3: 14.9% Trade Apprenticeship: 2.0% NVQ2: 16.9% NVQ1: 11.6% Other: 4.0% None: 10.1%	Jan-Dec 2013: NVQ4+: 42.4% NVQ3: 13.1% Trade Apprenticeship: 3.2% NVQ2: 15.4% NVQ1: 12.2% Other: 4.8% None: 8.9%	North West, Jan-Dec 2014: NVQ4+: 30.9% NVQ3: 17.9% Trade Apprenticeship: 3.9% NVQ2: 18.7% NVQ1: 12.1% Other: 6.0% None: 10.6%
E11	SA17 Significant Effect	Employment by occupation (% in SOC2010 major groups 1-3, 4-5, 6-7, 8-9 respectively)	Annual Population Survey (residence-based dataset), Apr 2013 – Mar 2014 and Apr 2014 – Mar 2015, ONS, NOMIS, ONS Crown Copyright. https://www.nomisweb.co.uk/ Note: Figures are residence-based, i.e. they relate to employed people living (but not necessarily working) in the geographical area in question. CEBC Employment Monitoring Database	Apr 2014 – Mar 2015: Management/ Professional: 47.6%; Admin/ Skilled 22.6%; Personal Service/ Operative/ Elementary 14.7%.	Apr 2013 – Mar 2014: Management/ Professional: 51.0%; Admin/ Skilled 18.9%; Personal Service/ Sales 17.1%; Operative/ Elementary 13.1%.	North West, Apr 2014 – Mar 2015: Management/ Professional: 40.7%; Admin/ Skilled 22.2%; Personal Service/ Sales 18.9%; Operative/ Elementary 18.2%. UK, Apr 2014 – Mar 2015: Management/ Professional: 44.1%; Admin/ Skilled 21.5%; Personal Service/ Sales 17.1%; Operative/ Elementary 17.3%.
E12	BD1 Core Output	Total amount of additional employment floorspace by type	CEBC Employment Monitoring Database	See chapter 5 for summary		
E13	BD2 Core Output	Total amount of floorspace on PDL - Database	CEBC Employment Monitoring Database	See chapter 5 for summary		
E14	- Local Output	Employment land take-Up	CEBC Employment Monitoring Database	See chapter 5 for summary		
E15	BD3 Core Output	Employment land available	CEBC Employment Monitoring Database	See chapter 5 for summary		
E16	SA2, SA17 and SA19	Significant Effect Loss of employment land to other forms	CEBC Employment Monitoring Database	See chapter 5 for summary		



AMR Indicator/Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data		
		(also included in net figures for completions)						
Retail								
R1	SA18	Significant Effect	Vacant retail units in CEBC Shopping Survey Database	See Chapter 5 for summary (Table 5.6)				
R2	SA18	Significant Effect	Vacant retail floorspace in town centres in sqm	Experian Goad/WYG (Cheshire Retail Study Update 2011)				
R3	SA18	Significant Effect	Town retail floorspace in the key town centres	Experian Goad/WYG (Cheshire Retail Study Update 2011)				
Table B.2 Key Town Centre Retail Floorspace (sqm) (2009)								
		Town	Convenience	Comparison	Retail Services	Leisure Services	Financial & Business Services	Vacant
		Alsager (2010)	1,781	1,722	857	412	991	590
		Congleton	5,190	11,860	2,820	6,820	3,390	5,550
		Crewe	14,800	33,710	2,640	13,950	4,950	4,900
		Handforth	Not included in the Cheshire Retail Study Update 2011					
		Knutsford	1,890	10,350	3,500	8,290	3,350	1,270
		Macclesfield	6,880	43,800	8,980	16,470	11,150	8,400
		Middlewich (2010)	2,795	2,926	1,322	1,770	798	884
		Nantwich	7,440	16,010	3,540	9,490	5,400	1,130
		Poynton (2010)	3,212	2,881	1,225	2,420	1,035	1,985
		Sandbach	7,020	7,340	1,920	5,650	3,260	1,350
		Wilmslow	7,510	15,200	4,270	5,990	4,240	2,990
Table B.3 Demand for Floorspace in the Key Town Centres								
		Town	Convenience	Requirements	Min Flsp (sqm)	Max Flsp (sqm)		
		Alsager	Convenience	0	0	0	0	
			Comparison	0	0	0	0	
			Service	0	0	0	0	
		Congleton	Convenience	1	47	139	139	
			Comparison	8	2,866	4,408	4,408	
			Service	3	883	6,378	6,378	
		Crewe	Convenience	0	0	0	0	
			Comparison	15	10,274	32,943	32,943	
			Service	7	790	1,394	1,394	
		Handforth	Not included in the Cheshire Retail Study Update 2011					
		Knutsford	Convenience	3	288	669	669	
			Comparison	11	1,175	2,392	2,392	
			Service	3	279	678	678	
		Macclesfield	Convenience	2	372	743	743	
			Comparison	18	3,022	5,690	5,690	
			Service	3	465	771	771	
		Middlewich	Convenience	0	0	0	0	
			Comparison	2	144	279	279	
R4	SA18	Significant Effect	Demand for floorspace in the key town centres	Experian Goad/WYG				



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result		Trend Data		Benchmark/Comparator Data		
					Town	Service	Requirements		Min Flsp (sqm)	Max Flsp (sqm)	
					Nantwich	Convenience Comparison Service	1		186		465
							7		2,532		4,710
						Service	1		47		139
					Poynton	Convenience Comparison	0		0		0
						Comparison	0		0		0
						Service	2		139		307
					Sandbach	Convenience Comparison	0		0		0
						Comparison	3		353		604
						Service	2		139		307
					Wilmslow	Convenience Comparison	0		0		0
						Comparison	22		6,762		22,427
						Service	7		1,696		4,366
R5	SA18	Significant Effect	Breakdown of use classes of buildings in town centres	CEBC Shopping Survey Database	See Chapter 5 for summary and Table C1 in Appendix C.						
R6	BD4	Core Output	Total amount of floorspace completed for town centre uses	CEBC Retail Application Monitoring Database and Employment Monitoring Database	See Chapter 5, Table 5.7 and Table C2, Appendix C.						
R7	-	Local Output	Progress on major regeneration schemes	CEBC Local Plan	See Chapter 5						
Environment and Climate Change											
ECC17	SA13	Significant Effect	Housing energy efficiency rating	CEBC Civicance	2014/15: the average SAP rating received by new build dwellings across Cheshire East was 81.0	2012/13 = 82.3		100 - zero energy cost		100+ - net exporters of energy	
ECC22	SA8	Significant Effect	Introduction of a policy specifying minimum standards in relation to sustainable development	CEBC Local Plan	Work is ongoing to develop a policy of this nature.						
ECC18	SA2, SA4, SA5, SA12 and SA16	Significant Effect	LSOAs for most deprived living environment in England	Living Environment domain data from the 2015 English Indices of Deprivation, CLG, Sept 2015.	According to the 2015 Indices, 45 (19.2%) of Cheshire East's 234 LSOAs were classified as being amongst the 25% most deprived in England and 20 (8.5%) were amongst England's 10% most deprived. 71 (30.3%) of LSOAs were classified as being amongst the 25% least deprived in England and 12 (5.1%) were amongst England's 10% least deprived.						
ECC1	SA12	Significant Effect	Number of heritage listings	Historic England	Heritage Present 2015 Listed Buildings: 2,632 Conservation Areas: 75 Scheduled Monuments: 106 Registered Parks and Gardens: 17 Areas of Archaeological Potential: 10 Registered Battlefields: one						



AMR Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC4	SA5 and SA12	Significant Effect	Heritage at Risk	Historic England	Buildings at Risk 2015 Listed Buildings: 13 Conservation Areas: seven Scheduled Monuments: eight Registered Parks and Gardens: one		Buildings at Risk 2014 Listed Buildings: seven Conservation Areas: eight Scheduled Monuments: 14 Registered Parks and Gardens: one
ECC2	-	Local Output	Conservation Area Appraisals	CEBC Environmental Planning	2015: 33		2012/13: 33 2013/14: 33
ECC3	-	Local Output	Locally Important Buildings	CEBC Environmental Planning	2014/15 No Losses.		2013/14 No Losses.
ECC5	SA12 ¹⁴	Significant Effect	Landscape types and coverage	CEBC Heritage and Design: Landscape Character Assessment	See http://www.cheshireeast.gov.uk/heritage_natural_environment/landscape/landscape_policy.aspx for more information.		
ECC6	SA12	Significant Effect	List of designated sites	Natural England/Joint Nature Conservation Committee/Peak District National Park/CEBC Spatial Planning/CEBC Environmental Planning	Special Areas of Conservation: two Special Protection Areas: one Ramsar Sites: three Sites of Special Scientific Interest: 33 National Parks: one National Nature Reserves: two Local Nature Reserves: eight Local Wildlife Sites - Grade A: 148 (36%) Local Wildlife Sites - Grade B: 132 (32%) Local Wildlife Sites - Grade C: 90 (22%) Local Wildlife Sites - Not graded: 44 (11%) Local Geological Sites: 21		
ECC7	E2	Core Output	Change in areas of biodiversity importance	CEBC Environmental Planning	A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.		
ECC10	SA5 and SA11	Significant Effect	Habitat condition of SSSIs	Natural England	2014/15 Favourable: 776.63ha (36.5%) Unfavourable Recovering: 749.13ha (35.2%) Unfavourable, no change: 446.75ha (21.0%) Unfavourable, declining: 156.77ha (7.4%)	2013/14 Favourable: 775.24ha (37.4%) Unfavourable Recovering: 799.64ha (38.6%) Unfavourable, no change: 340.04ha (16.4%) Unfavourable, declining: 157.63ha (7.6%)	
ECC9	SA11	Significant Effect	BAP Priority Habitats created/lost as a result of planning decisions	CEBC Environmental Planning	2014/15 A planning application for a housing development was granted at appeal, which would result in the loss of a degraded BAP woodland.		
ECC8	SA5 and SA11	Significant Effect	LGS, LNRs, SSSIs and SBIs positively/negatively impacted by planning decisions	CEBC Environmental Planning/Cheshire Wildlife Trust	2014/15 Designation LWS: 0 LGS: 0 LNR: 0 SSSI: 0	2013/14 Designation LWS: 0 LGS: 0 LNR: 0 SSSI: 0	2013/14 Positive 0 0 0 0 Negative 1 0 0 0



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC15	E1	Core Output	Number of applications approved contrary to Environment Agency advice	Environment Agency	During the 2014/15 monitoring period the Environment Agency objected to no planning applications on water quality grounds. 20014/15: No permissions were granted contrary to Environment Agency advice on flood risk.		
ECC13	SA9 and ¹⁷ SA10	Significant Effect	Ecological river quality	Environment Agency	Cheshire East river ecological quality in 2015: Moderate 31% Poor 46% Bad 23%	Cheshire East ecological quality in 2014: Good 85% Fail 4%	
ECC14	SA9 and SA10 ¹⁷	Significant Effect	Chemical river quality	Environment Agency	Cheshire East river chemical quality in 2015: Good 100%	Cheshire East chemical quality in 2014: Good 15% Moderate 59% Poor 26% Bad 0%	
ECC11	SA10	Significant Effect	Highest, lowest and average air quality in AQMAs	CEC Air Quality Team	See Appendix C: Table C.4.		
ECC12	SA8 ¹⁵	Significant Effect	Average CO ₂ emissions per person	Local and Regional Carbon Dioxide Emissions Estimates for the UK. Produced by RICARDO-AEA and Aether for DECC, June 2015.	8.6 tonnes per capita (2013)	8.8 tonnes (2012) 8.4 tonnes (2011) 9.1 tonnes (2010) 8.9 tonnes (2009)	Figures for 2013: North West 6.9 tonnes; UK 7.0 tonnes.
ECC20	SA13	Significant Effect	Average annual domestic consumption of electricity(kWh)	Sub-national electricity sales and number of customers, 2005-2014, DECC, Feb 2016. Note: The averages presented in this AMR are means and are rounded to nearest 10. They are the averages per meter, not per household.	4,290kWh per household (2014)	4,270kWh (2013) 4,350kWh (2012) 4,430kWh (2011) 4,500kWh (2010)	2014 figures: NW 3,810kWh; Great Britain 3,950kWh.
ECC21	SA13	Significant Effect	Average annual domestic consumption of gas (kWh)	Sub-national gas sales and numbers of customers by region and local authority, 2005 to 2014, DECC, Feb 2015. Note: The averages presented in this AMR are means and are rounded to nearest 10. They are the averages per meter, not per household.	14,720kWh per domestic meter (2014)	15,320kWh (2013) 15,770kWh (2012) 15,780kWh (2011) 16,910kWh (2010)	2014 figures: NW 12,960kWh; Great Britain 13,250kWh.
ECC19	E3	Core Output	Renewable energy generation	CEBC Renewable Energy Database	2014/15: Approved Applications: 3 Approved Capacity (Kw): 14,664 Installed Applications: 2 Installed Capacity (Kw): 14,199	2013/14: Approved Applications: 6 Approved Capacity (Kw): 49829.5 Installed Applications: 2 Installed Capacity (Kw): 8	2012/13: Approved Applications: 23 Approved Capacity (Kw): 5159.78 Installed Applications: 2 Installed Capacity (Kw): ?



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
ECC23	-	Contextual Cheshire East Heritage Crime Incidents	Archaeology Cheshire West and Chester	Heritage crime is not being monitored for the time being.	2012/13 Metal theft incidents: two Total heritage crime incidents (inc. metal theft, arson, criminal damage): five	N/a
Tourism and Culture						
TC1	-	Contextual Indicator Visitor Attractions in Cheshire East	'2015 Full Attractions Listing' file, '2015 Annual Survey of Visits to Visitor Attractions, VisitEngland: (1)	See chapter 5 for summary and Table C.3 Appendix C		
TC3	SA7	Significant Effect New assembly and leisure facilities (use class D2) developed	CEBC Retail Application Monitoring database	2014/15: 2,677.46 sqm gross, 1,896.00 sqm net	2013/14: 8,847.53 sqm gross, 4,078.72 sqm net	N/a
TC4	SA18	Significant Effect Visitor numbers to popular attractions	'2014 Full Attractions Listing' file, '2014 Annual Survey of Visits to Visitor Attractions, VisitEngland: (2)	See chapter 5 for summary and Table C.3 Appendix C		
TC5	-	Local Output Tourist Numbers	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	14.6m (2014)	13.9m (2013)	Data not readily available at North West or national level.
TC6	-	Local Output Economic Impact (expenditure/revenue) from tourism	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	£807m (2014 - in 2014 prices)	£737m (2013 - in 2013 prices)	Data not readily available at North West or national level.
TC7	-	Local Output Total employment supported by tourism	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	10,900 (2014)	10,500 (2013)	Data not readily available at North West or national level.
TC8	-	Local Output Tourist Days	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	16.2m (2014)	15.4m (2013)	Data not readily available at North West or national level.
TC9	-	Local Output Bedstock (number of beds)	Cheshire East STEAM Trend Report for 2009 to 2014, June 2015.	2014 figures (maximum stock over the year, rounded to nearest 100); accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	2013 figures (maximum stock over the year, rounded to nearest 100); beds in serviced accommodation 7,800; beds in non-serviced accommodation 2,000; total stock 9,800.	Data not readily available at North West or national level.
Infrastructure						
I1	SA2 and SA7 ¹⁸	Significant Effect Average minimum travel time for residents to reach key services, by mode of transport	Department for Transport	In 2014: -Public transport/walking: 19.2 minutes -Cycle: 14.7 minutes -Car: 10.4 minutes	In 2013: -Public transport/walking: 13.8 minutes -Cycle: 9.5 minutes -Car: 5.75 minutes	In England: -Public transport/walking: 17.0 minutes -Cycle: 13.7 minutes -Car: 10.3 minutes



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
I2	SA2 and SA4	Significant Effect	Access to social, economic and green infrastructure	CEBC Local Plan (LIP)	See chapter 7 and Local Infrastructure Plan		
I3	SA2 and SA7	Significant Effect	Quantity and quality of PROW	CEBC Local Plan (LIP)/CCC ROWIP	N/a	Public Footpath: 1,755 km Public Bridleway: 89 km RUPP: 41 km BOAT: 3.2 km It is noted in the ROWIP that the M56, M6 and A556 in particular have caused some route severance. Links around Crewe to the wider countryside are poor.	Cheshire West and Chester: Public Footpath: 1,079 km Public Bridleway: 130 km RUPP: 66 km BOAT: 12.8 km
I5	SA2, SA4 and SA16	Significant Effect	Accessibility of green space (ANGST or other standards)	CEBC Local Plan Open Space Study	N/a	N/a	-one accessible natural greenspace of at least 2 ha in size no more than 300m (5 minutes walk) from home -at least one accessible 20 ha site within 2km of home -one accessible 100 ha site within 5km of home -one accessible 500 ha site within 10km of home -1 ha of statutory Local Nature Reserves per 1,000 population Natural England (2010) http://www.naturalengland.org.uk
I6	SA16	Significant Effect	Total amount of recreational and open space	CEBC Local Plan Open Space Study	1,945ha of open space. (3)	N/a	N/a
I7	SA16	Significant Effect	Amount of open space with a Green Flag Award	Green Flag Awards (2014/15)	About 972 ha across seven parks and gardens2013: (Tatton Park is 880 Ha)	About 978 ha across seven parks and gardens	-
I8	SA7 and SA16	Significant Effect	Has a Green Infrastructure Assessment been completed	Green Infrastructure Framework for North East Wales, Cheshire and Wirral	See http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_infrastructure_framework.aspx for more information		
I9	-	Local Output	Progress on local infrastructure projects	CEBC Local Plan Infrastructure Delivery Plan	The Council has produced an Infrastructure Delivery Plan.		
Minerals and Waste							



AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW1	M1	Core Output	Production of primary land-won aggregates	<p>Sales of primary land-won aggregates in Cheshire East 2014</p> <p>Sand and Gravel: 1.67mt</p> <p>Crushed Rock: 0.001mt</p> <p>Sales of primary land-won aggregates in Cheshire Sub-Region 2010</p> <p>Sand and Gravel: 0.95mt</p> <p>Crushed Rock: 0.001mt</p>	<p>Cheshire Total 2014</p> <p>Sand and Gravel: 2.09mt</p> <p>Crushed Rock: 0.001mt</p>	<p>Revised Cheshire East Sub-Regional Apportionment</p> <p>Sand and Gravel: 0.71mtpa</p> <p>Crushed Rock: 0.04mtpa</p> <p>Revised Cheshire Sub-Region Sub-Regional Apportionment</p> <p>Sand and Gravel: 1.51mtpa</p> <p>Crushed Rock: 0.04mtpa</p>
MW2	M2	Core Output	Production of secondary and recycled aggregates	<p>No updated data available</p>	<p>Secondary Aggregate (2005): 270,000tonnes*</p> <p>Recycled Aggregate (2006): 596,326 tonnes*</p> <p>Incl. Merseyside</p>	N/a
MW3	-	Local Output	New permitted minerals supply	<p>2014/15</p> <p>None permitted</p>	<p>2013/14</p> <p>None permitted</p>	N/a
MW4	-	Local Output	Sand & gravel, crushed rock and silica sand landbanks	<p>Cheshire East Sand & Gravel (at 31/12/2014)</p> <p>Permitted reserve: 14.31mt</p> <p>Apportionment: 0.71mtpa</p> <p>Landbank: 20.15yrs</p> <p>Cheshire East Crushed Rock (at 31/12/2014)</p> <p>Permitted reserve: 4.49mt</p> <p>Apportionment: 0.04mtpa</p> <p>Landbank: 122.5 yrs</p> <p>Silica Sand</p> <p>1 site with landbank >10 yrs</p> <p>Cheshire Sub-Region** Sand & Gravel (at 31/12/2014)</p> <p>Permitted reserve: 19.01mt</p> <p>Apportionment: 1.51mtpa</p> <p>Landbank: 12.5yrs</p> <p>Cheshire Sub-Region Crushed Rock (at 31/12/2012)</p> <p>Permitted reserve: 4.9mt</p> <p>Apportionment: 0.04mtpa</p> <p>Landbank: 122.5 yrs</p>	<p>Cheshire East Sand & Gravel (at 31/12/2013)</p> <p>Permitted reserve: 5.17mt</p> <p>Apportionment: 0.71mtpa</p> <p>Landbank: 7.28yrs</p> <p>Cheshire East Crushed Rock (at 31/12/2013)</p> <p>Permitted reserve: 4.29mt</p> <p>Apportionment: 0.04mtpa</p> <p>Landbank: 107.25 yrs</p> <p>Silica Sand</p> <p>1 site with landbank >10 yrs</p> <p>Aggregate landbank (NPPF, 2012) Sand and gravel: 7 years</p> <p>Crushed rock: 10 years</p> <p>Silica Sand landbank (NPPF, 2012) At least 10 years at individual sites. 15 years if significant capital investment needed.</p>	



AMR Indicator Ref	Additional Indicator Ref*	Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW5	W1	Core Output	Capacity of new waste management facilities	CEBC Development Management	115,000 tonnes per annum	60,000 tonnes per annum -	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 50% (by weight) of Household waste to be re-used or recycled by 2020
					2014/15 Total LACW Waste: 194,549 tonnes Recycled/Composted: 114,657 tonnes (59%) Energy Recovery: 31,338 tonnes (16.1%) Landfill: 48,248 tonnes (24.8%)	2013/14 Total LACW Waste: 192,872 tonnes Recycled/Composted: 108,154 tonnes (56.1%) Energy Recovery: 10,552 tonnes (5.5%) Landfill: 74,173 tonnes (38.5%)	Waste Strategy for England 2007 targets (To be superseded by the new Waste Management Plan for England) Household waste recycling: 2010: 40% 2015: 45% 2020: 50% Municipal waste recovery: 2010: 53% 2015: 67% 2020: 75% Cheshire Consolidated Joint Municipal Waste Management Strategy 2007-2020 Recycling and composting of household waste - at least: 40% by 2010 45% by 2015 50% by 2020*
MW6	W2	Core Output	Amount of Local Authority Collected Waste (LACW) arising and management type	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)			
MW7	SA14	Significant Effect	Household waste collected per head (kg) per annum	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2014/15 467kg	2013/14 483kg	
MW8	SA14	Significant Effect	Cheshire East household waste recycling availability	CEBC as supplied to DEFRA Local Authority Collected Waste (2013)	2014/15 100% of households served by kerbside collection of two or more recyclables	2013/14 100% of households served by kerbside collection of two or more recyclables	
MW9	-	Local Output	Amount of commercial & industrial waste arisings generated	EA Urban Mines Survey (2009)	No updated data available	Total C&I Waste (2008/09): 788,194 tonnes	

AMR Indicator Ref	Additional Indicator Type	Indicator	Datasource	2014/15 Result	Trend Data	Benchmark/Comparator Data
MW10	SA14 Significant Effect	% of C&I Waste recycled/ composted	EA Urban Mines Survey (2009)	No updated data available	Recycled: 55.3% (436,095 tonnes) Composted: 1.3% (10,093 tonnes) Combined: 56.7% (446,188 tonnes)	
MW11	- Local Output	Amount of construction, demolition & excavation waste arising generated	Smiths Gore Study (2007)	No updated data available	Total CD&E Waste (2006): 1,374,700 tonnes	
MW12	SA14 ^{†6} Significant Effect	% of CD&E Waste recycled / composted	Smiths Gore Study (2007)	No updated data available	% CD&E Waste recycled aggregate/ soil (2006): 43.4%	Revised EU Waste Framework Directive 2008 (to be implemented through The Waste (England and Wales) Regulations 2011) At least 70% (weight) of Construction and Demolition waste to be recovered by 2020. The Strategy for Sustainable Construction 2008 target 50% reduction in CD&E Waste to landfill compared to 2008 levels by 2012.

1. <https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics>

1. <https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research-annual-survey-visits-visitor-attractions>

2. <https://www.visitengland.com/biz/resources/insights-and-statistics/research-topics/attractions-research-annual-survey-visits-visitor-attractions>

3. In some instances this figure includes some school buildings. This is because they are shown as protected open space in the former Districts' Local Plan Proposals Maps.

Notes:

* The ref numbers for Significant Effects indicators show the SA Objective (as shown in the Cheshire East Local Plan Scoping Report 2012) to which the indicator relates as well as the Core Output Indicator reference.

** Cheshire Sub-Region consists of the area administered by the Local Authorities of Cheshire East and Cheshire West and Chester

^{†1} Denotes an alternative indicator to the SA Framework indicators with the originals shown in Table B.4 (numbers to correspond). Alternative indicators put forward where datasources for original indicators are unknown/no longer available.





Table B.4 Original Indicators with unknown/no longer available datasources

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
†1	Health of residents	Cheshire Community Survey	APHO data updated yearly and looks at wider range of factors that influence health and quality of life of residents in the authority area.
	Life expectancy at birth	NHS health profiles	
†2	Number of unfit private sector dwellings made fit or demolished by the Local Authority	BVPI	BVPI data no longer collected.
Economy			
†3	Number of VAT registered businesses per 10,000 population	BERR	Source data no longer available. Replacement indicator includes VAT-registered businesses and PAYE-registered units.
Infrastructure			
†8	% of population with travel times to key services greater than DfT threshold (minutes)	CEBC Highways	Data unavailable.
Environment			
†4	Historic Landscape Characterisation	CEBC/English Heritage	CEC Landscape Character Assessment is the most up-to-date datasource.
	Change in the character of the landscape	DEFRA/Natural England	
†5	Significant effect	CO ₂ domestic emissions per capita	EA
	Significant effect	CO ₂ industrial emissions per capita	DEFRA
	Significant effect	CO ₂ road transport emissions per capita	DEFRA
Minerals and Waste			

Replacement Ref	Original Indicator	Datasource	Reasons for Replacement
Communities			
^{†6}	% of commercial and industrial waste generated	CEBC Local Plan/Smiths Gore Study	Indicator not clear.
Environment and Climate Change			
^{†7}	Biological and Chemical river quality	Environment Agency	General Quality Assessment (GQA) for rivers has been superseded by the Water Framework Directive classification.





Appendix C: Detailed Tables

Table C.1 indicates the use class breakdown of buildings in the town centres of Cheshire East between 2013 and 2015. A summarised version of vacancies can be found in Table 5.6 of the Economy chapter.⁽⁵²⁾

Table C.1 Use Class Breakdown of Town Centre Buildings (2013 to 2015)

Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Alderley Edge	A1	46	50.0	46	51.1	48	50.0	4.3
	A2	9	9.8	9	10.0	10	10.4	11.1
	A3, A4, A5	15	16.3	16	17.8	15	15.6	0.0
	Vacant	6	6.5	4	4.4	4	4.2	-33.3
	Other	16	17.4	15	16.7	19	19.8	18.8
	Sub Total	92	-	90	-	96	-	
Alsager	A1	55	47.0	55	46.6	53	44.9	-3.6
	A2	13	11.1	13	11.0	12	10.2	-7.7
	A3, A4, A5	17	14.5	20	16.9	20	16.9	17.6
	Vacant	10	8.5	8	6.8	9	7.6	-0.1
	Other	22	18.8	22	18.6	24	20.3	9.1
	Sub Total	117	-	118	-	118	-	
Congleton	A1	134	42.9	135	43.3	134	43.5	0.0
	A2	29	9.3	29	9.3	27	8.8	-6.9
	A3, A4, A5	39	12.5	41	13.1	42	13.6	7.7
	Vacant	53	17.0	50	16.0	47	15.3	-11.3
	Other	57	18.3	57	18.3	58	18.8	1.8
	Sub Total	312	-	312	-	308	-	

52 Indicator SA10: CEBC Spatial Planning, Cheshire East Shopping Surveys Database (2015).



Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
Crewe Town Centre	A1	111	48.1	110	47.6	111	48.1	0.0
	A2	31	13.4	31	13.4	26	11.3	-16.1
	A3, A4, A5	22	9.5	18	7.8	17	7.4	-22.7
	Vacant	47	20.3	52	22.5	58	25.1	23.4
	Other	20	8.7	20	8.7	19	8.2	-5.0
	Sub Total	231	-	231	-	231	-	
Crewe, Nantwich Road	A1	49	30.6	48	29.8	48	30.2	-2.0
	A2	30	18.8	32	19.9	31	19.5	3.3
	A3, A4, A5	39	24.4	38	23.6	39	24.5	0.0
	Vacant	24	15.0	24	14.9	21	13.2	-12.5
	Other	18	11.3	19	11.8	20	12.6	11.1
	Sub Total	160	-	161	-	159	-	
Handforth	A1	34	43.0	33	42.9	29	37.2	-14.7
	A2	4	5.1	4	5.2	6	7.7	50.0
	A3, A4, A5	15	19.0	14	18.2	14	17.9	-6.7
	Vacant	10	12.7	10	13.0	12	15.4	20.0
	Other	16	20.3	16	20.8	17	21.8	6.3
	Sub Total	79	-	77	-	78	-	
Knutsford	A1	129	53.0	129	53.3	124	51.7	-3.9
	A2	19	7.8	21	8.7	19	7.9	0.0
	A3, A4, A5	37	15.2	37	15.3	38	15.8	2.7
	Vacant	19	7.8	16	6.6	16	6.7	-15.8
	Other	39	16.0	39	16.1	43	17.9	10.3



Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Sub Total	243	-	242	-	240	-	
Macclesfield	A1	266	45.5	258	44.0	237	41.0	-10.9
	A2	59	10.1	59	10.1	55	9.5	-6.8
	A3, A4, A5	83	14.2	84	14.3	83	14.4	0.0
	Vacant	68	11.6	68	11.6	87	15.1	27.9
	Other	109	18.6	118	20.1	117	20.2	7.3
	Sub Total	585	-	587	-	578	-	
Middleswich	A1	39	40.6	38	39.6	39	43.8	0.0
	A2	9	9.4	9	9.4	9	10.1	0.0
	A3, A4, A5	15	15.6	17	17.7	17	19.1	13.3
	Vacant	19	19.8	17	17.7	15	16.9	-21.1
	Other	14	14.6	15	15.6	9	10.1	-35.7
	Sub Total	96	-	96	-	89	-	
Nantwich Town Centre	A1	159	64.6	153	61.7	150	60.5	-5.7
	A2	26	10.6	25	10.1	24	9.7	-7.7
	A3, A4, A5	38	15.4	39	15.7	40	16.1	5.3
	Vacant	7	2.8	8	3.2	13	5.2	85.7
	Other	16	6.5	23	9.3	21	8.5	31.3
	Sub Total	246	-	248	-	248	-	
Poynton	A1	79	62.7	79	62.7	74	60.2	-6.3
	A2	10	7.9	10	7.9	10	8.1	0.0
	A3, A4, A5	20	15.9	21	16.7	23	18.7	15.0
	Vacant	6	4.8	5	4.0	5	4.1	-16.7



Centre	Use Class	2013		2014		2015		% change (2013 to 2015) ⁽¹⁾
		No. Units	%	No. Units	%	No. Units	%	%
	Other	11	8.7	11	8.7	11	8.9	0.0
	Sub Total	126	-	126	-	123	-	
Sandbach	A1	97	39.8	94	39.3	96	40.2	-1.0
	A2	32	13.1	32	13.4	29	12.1	-9.4
	A3, A4, A5	39	16.0	41	17.2	42	17.6	7.7
	Vacant	21	8.6	22	9.2	23	9.6	9.5
	Other	55	22.5	50	20.9	49	20.5	-10.9
	Sub Total	244	-	239	-	239	-	
Wilmslow	A1	144	51.2	140	50.0	134	47.2	-6.9
	A2	29	10.3	28	10.0	29	10.2	0.0
	A3, A4, A5	38	13.5	35	12.5	36	12.7	-5.3
	Vacant	21	7.5	26	9.3	26	9.2	23.8
	Other	49	17.4	51	18.2	59	20.8	20.4
	Sub Total	281	-	280	-	284	-	-
Totals		2,812	-	2,807	-	2,791	-	-

1. Green denotes a positive situation.

Table C.2 R6: Cheshire East Retail/Leisure Completions (2014/2015)

Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Audlem	A1	Out of centre	22.94	22.94
Bollington	A1	Out of centre	280.00	280.00
Congleton	A1	Edge of centre	223.00	223.00
	A1	Edge of centre	0.00	-80.00
	A1	Local centre	0.00	-318.00
	A1	Out of centre	0.00	-237.00



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Cranage	D2	Out of centre	807.00	807.00
	A1	Out of centre	135.00	135.00
	D2	Out of centre	84.46	21.34
Crewe	A1	Town centre	0.00	-84.00
	A1	Town centre	0.00	-88.20
	A1	Local centre	0.00	-168.00
	A1	Edge of centre	232.00	232.00
	A1	Local centre	27.00	27.00
	A2	Edge of centre	0.00	-85.00
	A2	Local centre	168.00	168.00
	A2	Local centre	0.00	-158.32
	A2	Local centre	0.00	-184.00
	A2	Out of centre	0.00	-50.00
Hassall Green	A1	Out of centre	0.00	-23.00
Holmes Chapel	A1	Local centre	91.50	91.50
Knutsford	A1	Town centre	0.00	-72.00
	A1	Town centre	0.00	-61.43
	A2	Town centre	0.00	-114.00
	D2	Out of centre	0.00	-141.00
Macclesfield	A1	Out of centre	0.00	-14.50
	A2	Edge of centre	32.50	32.50
Middlewich	A1	Town centre	0.00	-19.00
	D2	Town centre	0.00	-76.54
Minshull Vernon	D2	Out of centre	557.00	557.00
Nantwich	A1	Edge of centre	272.00	200.00
	A1	Town centre	0.00	-48.1
	A1	Out of centre	14.5	14.5
	A1	Town centre	0.00	-144.33
	A2	Town centre	0.00	-69.00
	A2	Town centre	144.33	144.33



Town	Use Class	Location	Gross Completions (m ²)	Net Completions (m ²)
Poynton	A1	Edge of centre	0.00	-50.00
	D2	Out of centre	1,030.00	1,030.00
Sandbach	A1	Town centre	0.00	-82.90
	A1	Edge of centre	85.00	85.00
	A2	Town centre	0.00	-147.00
	A2	Town centre	82.90	82.90
	D2	Out of centre	199.00	199.00
	D2	Town centre	0.00	-500.00
Wilmslow	A1	Town centre	0.00	-75.00
	A1	Edge of centre	0.00	-70.90
	A2	Town centre	75.00	75.00

Table C.3 TC1: Key Visitor Attractions in Cheshire East (over 10,000 visitors in 2014) ⁽¹⁾

Attraction ⁽²⁾	2010 Visitors	2011 Visitors	2012 Visitors	2013 Visitors	2014 Visitors
Astbury Mere Country Park	202,000	191,300	224,000	182,900	221,400
Hare Hill Gardens	-	12,000	14,000	20,500	25,000
High Legh Miniature Railway	-	-	-	21,000	25,000
Jodrell Bank ⁽³⁾	-	-	-	-	Around 125,000 year in recent years
Little Moreton Hall and Gardens	66,600	72,000	73,000	77,000	80,800
Lyme Park and Gardens	114,600	141,500	105,800	109,500	114,800
Quarry Bank Mill and Garden	127,500	127,100	144,300	170,900	172,400
Rode Hall and Gardens	10,300	12,900	12,600	14,000	11,600
Tatton Park	782,000	845,000	778,500	848,500	834,500

1. Annual Surveys of Visits to Visitor Attractions, Visit England, August 2015
2. This is not an exhaustive list of visitor attractions in Cheshire East
3. University of Manchester School of Physics and Astronomy web pages (www.physics.manchester.ac.uk/outreach/jodrellbank/), April 2016.



Table C.4 ECC11: Highest, Lowest and Average Annual Mean Nitrogen Dioxide at Roadside Monitoring Sites within AQMAS ($\mu\text{g}/\text{m}^3$)

(Air Quality Objective = 40 $\mu\text{g}/\text{m}^3$ Annual Mean)			
Air Quality Management Areas	2012	2013	2014
A6 Market Street, Disley	Highest: 60.7 $\mu\text{g}/\text{m}^3$ Lowest: 26.9 $\mu\text{g}/\text{m}^3$ Average: 43.8 $\mu\text{g}/\text{m}^3$	Highest: 58.1 $\mu\text{g}/\text{m}^3$ Lowest: 45.2 $\mu\text{g}/\text{m}^3$ Average: 51.6 $\mu\text{g}/\text{m}^3$	Highest: 56.9 $\mu\text{g}/\text{m}^3$ Lowest: 44.1 $\mu\text{g}/\text{m}^3$ Average: 50.5 $\mu\text{g}/\text{m}^3$
A556 Chester Road, Mere	Highest: 54.2 $\mu\text{g}/\text{m}^3$ Lowest: 24.4 $\mu\text{g}/\text{m}^3$ Average: 39.3 $\mu\text{g}/\text{m}^3$	Highest: 59.8 $\mu\text{g}/\text{m}^3$ Lowest: 50.0 $\mu\text{g}/\text{m}^3$ Average: 54.9 $\mu\text{g}/\text{m}^3$	Highest: 61.0 $\mu\text{g}/\text{m}^3$ Lowest: 36.0 $\mu\text{g}/\text{m}^3$ Average: 48.5 $\mu\text{g}/\text{m}^3$
A523 London Road, Macclesfield	Highest: 51.8 $\mu\text{g}/\text{m}^3$ Lowest: 33.7 $\mu\text{g}/\text{m}^3$ Average: 42.7 $\mu\text{g}/\text{m}^3$	Highest: 60.0 $\mu\text{g}/\text{m}^3$ Lowest: 41.5 $\mu\text{g}/\text{m}^3$ Average: 50.7 $\mu\text{g}/\text{m}^3$	Highest: 50.3 $\mu\text{g}/\text{m}^3$ Lowest: 33.6 $\mu\text{g}/\text{m}^3$ Average: 41.9 $\mu\text{g}/\text{m}^3$
A50 Manchester Road, Knutsford	Highest: 41.5 $\mu\text{g}/\text{m}^3$ Lowest: N/A $\mu\text{g}/\text{m}^3$ Average: 41.5 $\mu\text{g}/\text{m}^3$	Highest: 45.0 $\mu\text{g}/\text{m}^3$ Lowest: 40.2 $\mu\text{g}/\text{m}^3$ Average: 42.6 $\mu\text{g}/\text{m}^3$	Highest: 43.0 $\mu\text{g}/\text{m}^3$ Lowest: 33.6 $\mu\text{g}/\text{m}^3$ Average: 41.1 $\mu\text{g}/\text{m}^3$
M6 Cranage, near Holmes Chapel	Highest: 41.3 $\mu\text{g}/\text{m}^3$ Lowest: 37.8 $\mu\text{g}/\text{m}^3$ Average: 39.5 $\mu\text{g}/\text{m}^3$	Highest: 46.2 $\mu\text{g}/\text{m}^3$ Lowest: 46.2 $\mu\text{g}/\text{m}^3$ Average: 46.2 $\mu\text{g}/\text{m}^3$	Highest: 42.9 $\mu\text{g}/\text{m}^3$ Lowest: 41.4 $\mu\text{g}/\text{m}^3$ Average: 42.1 $\mu\text{g}/\text{m}^3$
A54 Rood Hill, Congleton	Highest: 41.9 $\mu\text{g}/\text{m}^3$ Lowest: 34.6 $\mu\text{g}/\text{m}^3$ Average: 38.2 $\mu\text{g}/\text{m}^3$	Highest: 47.2 $\mu\text{g}/\text{m}^3$ Lowest: 45.7 $\mu\text{g}/\text{m}^3$ Average: 46.4 $\mu\text{g}/\text{m}^3$	Highest: 44.0 $\mu\text{g}/\text{m}^3$ Lowest: 42.6 $\mu\text{g}/\text{m}^3$ Average: 43.3 $\mu\text{g}/\text{m}^3$
A34 Lower Heath, Congleton	Highest: 58.7 $\mu\text{g}/\text{m}^3$ Lowest: 52.6 $\mu\text{g}/\text{m}^3$ Average: 55.6 $\mu\text{g}/\text{m}^3$	Highest: 56.2 $\mu\text{g}/\text{m}^3$ Lowest: 56.2 $\mu\text{g}/\text{m}^3$ Average: 56.2 $\mu\text{g}/\text{m}^3$	Highest: 57.6 $\mu\text{g}/\text{m}^3$ Lowest: 57.6 $\mu\text{g}/\text{m}^3$ Average: 57.6 $\mu\text{g}/\text{m}^3$
A34 West Road, Congleton	Highest: 52.4 $\mu\text{g}/\text{m}^3$	Highest: 58.2 $\mu\text{g}/\text{m}^3$	Highest: 56.2 $\mu\text{g}/\text{m}^3$



(Air Quality Objective = 40 µg/m ³ Annual Mean)			
Air Quality Management Areas	2012	2013	2014
	Lowest: 28.6 µg/m ³ Average: 40.5 µg/m ³	Lowest: 33.9 µg/m ³ Average: 46.1 µg/m ³	Lowest: 32.7 µg/m ³ Average: 44.4 µg/m ³
A5022/A534 Sandbach	Highest: 52.9 µg/m ³ Lowest: 37.3 µg/m ³ Average: 45.1 µg/m ³	Highest: 49.0 µg/m ³ Lowest: 39.0 µg/m ³ Average: 44.0 µg/m ³	Highest: 46.4 µg/m ³ Lowest: 38.2 µg/m ³ Average: 42.3 µg/m ³
Hospital Street, Nantwich	Highest: 49.7 µg/m ³ Lowest: 32.2 µg/m ³ Average: 40.9 µg/m ³	Highest: 49.7 µg/m ³ Lowest: 37.0 µg/m ³ Average: 43.3 µg/m ³	Highest: 46.5 µg/m ³ Lowest: 32.5 µg/m ³ Average: 39.5 µg/m ³
Nantwich Road, Crewe	Highest: 43.8 µg/m ³ Lowest: 30.2 µg/m ³ Average: 37.0 µg/m ³	Highest: 48.9 µg/m ³ Lowest: 33.2 µg/m ³ Average: 41.0 µg/m ³	Highest: 49.4 µg/m ³ Lowest: 30.2 µg/m ³ Average: 39.8 µg/m ³
Earle Street, Crewe	Highest: 39.9 µg/m ³ Lowest: 31.2 µg/m ³ Average: 35.5 µg/m ³	Highest: 42.9 µg/m ³ Lowest: 42.0 µg/m ³ Average: 42.4 µg/m ³	Highest: 41.9 µg/m ³ Lowest: 39.9 µg/m ³ Average: 40.9 µg/m ³
Wistaston Road, Crewe	Highest: 37.1 µg/m ³ Lowest: 31.3 µg/m ³ Average: 34.2 µg/m ³	Highest: 37.6 µg/m ³ Lowest: 36.4 µg/m ³ Average: 37.0 µg/m ³	Highest: 41.4 µg/m ³ Lowest: 40.4 µg/m ³ Average: 40.9 µg/m ³



Appendix D: Glossary

This Glossary provides definitions of the technical terms and abbreviations used in this Report.

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Apportionment (amount of minerals needed)	The splitting of regional supply guidelines for minerals demand between planning authorities or sub-regions.
Area of Archaeological Potential	An area that may be of archaeological value - the area may be known to be the site of an ancient settlement.
Authority Monitoring Report	A report assessing progress with and effectiveness of a Local Plan.
Baseline	A minimum or starting point used for comparisons.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (also see Previously Developed Land).
Buildings at Risk	A register, published yearly, which brings together information on all Grade I and II* Listed Buildings and Scheduled Monuments (structures rather than earthworks) known to Historic England to be 'at risk' through neglect and decay, or which are vulnerable to becoming so. In addition, Grade II Listed Buildings at risk are included for London.
Census	The UK Census is a count of people and households, which gathers information that can be used to set policies and estimate the resources required to provide services for the population. The UK Census is usually undertaken every ten years.



Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Commercial and Industrial Waste (CIW)	Controlled waste arising from trade, factory or industrial premises.
Comparison Goods	Retail items not bought on a frequent basis, for example televisions and white goods (fridges, dishwashers and so on).
Conservation Area	Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.
Conservation Area Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.
Construction, Demolition and Excavation Waste (CDEW)	Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.
Consumer Price Index (CPI) inflation	The Government's target measure of inflation.
Convenience Goods	The provision of everyday essential items, such as food.
Core Strategy	Now superseded term for a Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see Local Plan Strategy).
Development	Defined under the 1990 Town and Country Planning act as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.' Most forms of development require planning permission.
Development Plan Document (DPD)	A document prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land identified for business, general industrial and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner-specific' land (see also Use Classes).



Employment Land Review	A review of the employment land portfolio in the Borough to form part of the evidence base for the Local Plan.
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
Forecast	A prediction of what is likely to happen in the future. Forecasts not only consider past trends, but also take account of (a) the impact that projects, policies or initiatives may have in the future and (b) local knowledge, such as information about the capacity of the local area to accommodate future change. As such, a forecast is different to a projection.
Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to:</p> <ul style="list-style-type: none"> • Check the unrestricted sprawl of large built-up areas; • Prevent neighbouring towns from merging; • Safeguard the countryside from encroachment; • Preserve the setting and special character of historic towns; and • Assist urban regeneration by encouraging the recycling of derelict and other urban land. <p>Green Belts are defined in a Local Planning Authority's Development Plan.</p>
Green Flag Award	The national benchmark standard for parks and green spaces in England and Wales.
Gross Domestic Product (GDP)	A commonly-used measure of economic output at national level. GDP cannot be calculated for sub-national areas. GDP is equal to Gross Value Added (GVA) plus taxes on products less subsidies on products.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Gross Value Added (GVA)	The main measure of economic output at sub-national (e.g. local authority) level. GVA is equal to GDP plus subsidies on products less taxes on products.



Household	One person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area (2011 Census definition).
Housing Trajectory	Assesses the past and future trends of housebuilding in the Borough.
Index of Multiple Deprivation (IMD)/ Indices of Deprivation	A composite index that is made up of seven deprivation domains from the English Indices of Deprivation (most recently updated in 2015). The domains are: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Barriers to Housing and Services; Crime; and Living Environment Deprivation. The IMD and its constituent domains are based on deprivation at Lower Layer Super Output Area (LSOA) level (see separate LSOA definition below). The previous three (2004, 2007 and 2010) English Indices of Deprivation and their IMDs were compiled in broadly the same way.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centres	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
Labour supply (also sometimes referred to as the economically active population)	The number of people who are either in employment or unemployed (available for and actively seeking work). Labour can of course be supplied by local (Cheshire East) residents or by people who live outside Cheshire East. However, the labour supply data presented in this Report is for the local labour supply only.
Landbank	The stock land with planning permissions but where development has yet to take place. The landbank can be of land for minerals, housing or any other use.
Landscape Types and Description	<p>East Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.</p> <p>Estate, Wood and Meres: Flat to undulating relief, containing areas of high density woodland, ornamental landscape features such as parkland and lakes, meres, mosses and ponds, irregular, semi-regular and regular fields, and large</p>



historic houses and associated buildings including estate farms, lodges.

Higher Farms and Woods: Gentle rolling and moderate undulating topography, containing a mix of medieval and post-medieval reorganised fields of irregular, semi-regular and regular nature with hedgerow boundaries and hedgerow trees. There are also areas of high density woodland, ponds and small mossland areas.

Industry: Land in use for industrial purposes.

Lower Farms and Woods: Low lying, gently rolling topography containing horticulture, areas of high density woodland, mosses and some meres, large numbers of water bodies and irregular, semi-regular and regular fields with traditionally hedgerow boundaries, although increasingly fenced boundaries.

Moorland Plateau: Steep slopes rising above 280m AOD to 560m AOD containing large-scale enclosed, reverting and improved moor and unenclosed upland moor, dry stone walls, upland streams, and virtually no woodland.

Mosslands: An accumulation of peat in water-logged depressions and hollows associated with glacial deposition containing Heathland, areas of broadleaved woodland and distinctive field patterns typical of mosslands.

River Valleys: Steep-sided river valleys along meandering river courses; these valleys contain high levels of woodland (a significant amount is ancient woodland) and grassy banks.

Rolling Farmland: Gently rolling and undulating topography, interspersed with streams containing small and medium fields, numerous water bodies, unimproved grasslands and some low density woodland.

Salt Flashes: Large water-bodies created by brine pumping and rock salt mining (extremely flat, low-lying topography).

Sandstone Fringe: Transitional zone between the high ground of the Sandstone Ridge and the surrounding low-lying landscape.

Sandstone Ridge: A distinctive landmark, with outcrops and upstanding bluffs above 100m AOD.

Sandy Woods: Large areas of woodland (mainly planted coniferous), interspersed with relict heath.

Upland Estate: Landscaped parkland including woodland and ornamental features within Cheshire East.

Upland Footslopes: Upland inclines and undulations, steep slopes around 100 to 370m AOD containing wooded steep-sided stream and river valleys, small patches of Heathland, medieval field patterns with hedgerow boundaries (on lower slopes), areas of unimproved neutral and acid grassland and follies, and distinctive landmarks.



Upland Fringe: Upland inclines and undulations, steep slopes around 220 to 470m AOD containing small patches of Heathland, dispersed farms (small number on the lower slopes), regular and semi-regular post-medieval fields, semi-improved and unimproved neutral and acid grassland and low density clough woodland.

Urban: Land in use for urban purposes

West Lowland Plain: Flat and almost flat topography, containing a large number of small water bodies and irregular and semi-regular small and medium fields with hawthorn hedge boundaries and hedgerow trees.

Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (for example walls) within its curtilage. English Heritage is responsible for designating buildings for listing in England.
Local Authority Collected Waste	Household waste and any other waste collected by a waste collection authority such as municipal parks and gardens waste, beach cleansing waste and waste resulting from the clearance of fly-tipped materials. Previously known as Municipal Solid Waste (MSW).
Local Development Scheme (LDS)	The Local Planning Authority's scheduled plan for the preparation of the Local Plan documents.
Localism Act (2011)	Devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.
Local Nature Reserve (LNR)	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Sites).
Local Plan	The Plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the District Council, London



Borough Council, County Council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
Local Wildlife Sites	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Lower Layer Super Output Area (LSOA)	Small geographical areas that are of similar size in terms of population, with an average of approximately 1,500 residents. LSOAs were created by the Office for National Statistics in the early 2000s, for statistical purposes. LSOA boundaries align with those of local authorities, but do not necessarily match ward boundaries. Originally there were 231 LSOAs in Cheshire East, but this was increased to 234 following 2011 Census evidence about recent population change, which resulted in some of the Borough's LSOAs being subdivided.
National Planning Policy Framework (NPPF)	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Open Countryside	The rural area outside the towns and villages, excluding Green Belt areas.
Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Planning Obligations	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal (see also Community Infrastructure Levy).



Previously Developed Land	Land that 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.
Primary (Land-won) Aggregates	Naturally occurring sand, gravel and crushed rock used for construction purposes.
Principal Towns	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Projection	An estimate of future change that simply assumes that past trends and past relationships will continue, and projects these forward into the future. As such, a projection is different to a forecast.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
'Real' (or 'constant price') GDP/GVA	In the context of economic output measures (e.g. GDP or GVA), 'real' means the volume (as opposed to the value) of economic output, i.e. after removing the effects of inflation. All the economic output statistics quoted in this Report are 'real'.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Regionally Important Geological Sites (RIGS)	A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform).
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. The NW RSS was revoked on 20th May 2013.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement



	of the oceans, from the sun and also from biomass and deep geothermal heat.
Scheduled Monument (SM)	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Area of Conservation (SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Area (SPA)	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Species	The diversity of wildlife habitats is reflected, in turn, in a wide variety of different species of plants and animals, some of which are rare nationally, regionally or locally. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive, and those covered by the Bern, Bonn and Ramsar Conventions.
Strategic Housing Market Assessment (SHMA)	<p>A key component of the evidence base to support the development of spatial housing policies. The primary role of the SHMA is to provide:</p> <ul style="list-style-type: none"> • A review of housing markets; • An assessment of housing need and affordable requirements; • A review of general market requirements; and • Policy recommendations.
Structure Plan	An old-style Development Plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.



Sustainable Development

A widely-used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.' The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously, are:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

Unemployment Count

All people aged 16 and above without a job who are (a) available and actively looking for work or (b) waiting to start a job they had already obtained. This is the official UK definition and it is consistent with the internationally agreed definition recommended by the International Labour Organisation (ILO). This definition of unemployment is different from the claimant count, which records only those people who are (a) claiming Jobseeker's Allowance or (b) out of work and claiming Universal Credit. The unemployment count (using this ILO-consistent definition) is substantially higher than the claimant count.

Unemployment Rate

Unemployment count as a percentage of the economically active population aged 16 and above.

Use Classes

Specification of types of uses of buildings based upon the Use Class Order:

- **A1** Shops (for example hairdressers, post offices, sandwich bars, showrooms, Internet cafés)
- **A2** Financial and professional services (for example banks, estate and employment agencies)
- **A3** Restaurants and cafés (for example restaurants, snack bars and cafés)
- **A4** Drinking establishments (for example public houses, wine bars but not night clubs)
- **A5** Hot food takeaways
- **B1** Business: **B1a** Offices, **B1b** Research and development of products and processes, **B1c** Light industry appropriate in a residential area
- **B2** General industrial
- **B8** Storage or distribution (includes open air storage)
- **C1** Hotels (for example hotels, boarding and guest houses (excludes hostels))



- **C2** Residential institutions (for example care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres)
- **C3** Dwellinghouses: **C3(a)** single or family household, **C3(b)** up to six people living together as a single household and receiving care, for example supported housing schemes, **C3(c)** group of up to six people living together as a single household
- **C4** Houses in multiple occupation (between three and six unrelated individuals who share basic amenities such as a kitchen or bathroom)
- **D1** Non-residential institutions (for example health centres, creches, schools, libraries, places of worship)
- **D2** Assembly and leisure (for example cinemas, swimming baths, gymnasiums)
- **Sui Generis** (for example theatres, hostels, scrap yards, petrol filling stations, car showrooms, laundrettes, taxi businesses, amusement centres)

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Cheshire East Council

Portfolio Holder for Housing and Planning

Date of Meeting:	>	20 February 2017
Report of:	>	Director of Planning and Sustainable Development
Subject/Title:	>	Cheshire East Local Plan (Part 2) Site Allocations and Development Policies Document Issues Paper, Call for Sites and Revised Sustainability Appraisal Scoping Report
Portfolio Holder:	>	Cllr Ainsley Arnold, Housing and Planning

1. Report Summary

- 1.1. This report requests that the Portfolio Holder for Housing and Planning approves the Site Allocations and Development Policies (“SADPD”) Issues Paper (Appendix A) and Revised Sustainability Appraisal Scoping Report (Appendix B) for six weeks of public consultation, alongside a ‘call for sites’ to inform the allocation of any further sites for development within the SADPD.
- 1.2. The SADPD is the second part of the Council’s Local Plan. It will be prepared in the context of the strategic priorities and policies set out by the Local Plan Strategy (“LPS”), which is now at an advanced stage in its examination. The SADPD will contain further site allocations as necessary to ensure that the overall development requirements, as set out in the LPS, are met along with further, detailed policies to guide planning application decision-making.

2. Recommendation

- 2.1. That the Portfolio Holder for Planning and Housing approves the Site Allocations and Development Policies Document Issues Paper and Revised Sustainability Appraisal Scoping Report for six weeks of public consultation, alongside a ‘call for sites’ to inform the selection of any additional site allocations within the SADPD.
- 2.2. That the Portfolio Holder for Planning and Housing considers the comments made by Members on the Strategic Planning Board at its meeting on 25th January 2017 (Appendix C).

3. Other Options Considered

- 3.1. The Council’s Local Development Scheme (2016-2018) identifies that the SADPD will be prepared throughout 2017 with a view to publishing the

version that it intends to submit to the Secretary of State in the first quarter of 2018. There is discretion for local planning authorities in terms of how they go about engagement and consultation leading up to that point.

- 3.2. The Issues Paper will give everyone with an interest in the Local Plan an opportunity to give their views on the scope of the SADPD and the direction of its policies, right at the start of the plan-making process. It will be the first of many opportunities for residents, organisations and businesses to help shape the Plan.

4. Reasons for Recommendation

- 4.1. The SADPD forms part of the Local Plan for Cheshire East. With the LPS, the SADPD (Part 2 of the Local Plan) will, once adopted, replace the three district Local Plans (Crewe and Nantwich, Congleton and Macclesfield).
- 4.2. The Issues Paper represents the first step in preparing the SADPD and sets out key questions for residents, businesses and stakeholders to respond to.

5. Background

Site Allocations and Development Policies Issues Paper / Call for Sites

- 5.1. The SADPD will form the second part of the Cheshire East Local Plan. It will provide detailed development management policies and make further site allocations as necessary to meet the overall development requirements established in the LPS. Alongside the LPS, the SADPD will fully replace the 'saved policies' in the legacy Crewe and Nantwich, Congleton and Macclesfield Local Plans. The SADPD will be supported by a Policies Map which will show the spatial extent of its policies.
- 5.2. The SADPD will be prepared in the context of the strategic priorities and policies contained within the Local Plan Strategy. The Issues Paper accompanying this report (Appendix A) invites views on the scope of the SADPD – what policies it should include and what direction they should take. The feedback received will help to shape the scope and content of the Plan and will be considered alongside relevant evidence in drafting policies and proposals.
- 5.3. The consultation on the Issues Paper will be supported by a 'call for sites', providing an opportunity for landowners and developers to make the Council aware of sites that they consider to be candidate allocations, including information about their suitability and deliverability. This will include sites for additional housing, employment and other development to meet evidenced needs. The information will be used by the Council to update its land availability assessments. It will also inform the preparation of the Council's required Brownfield Register. Local planning authorities will be required to publish Brownfield Registers in 2017 to support the take-up of suitable brownfield sites for housing development.

- 5.4. Submitted sites will be assessed by the Council using a site selection methodology similar to the one used for the purposes of preparing the Local Plan Strategy. The methodology will ensure that suitable and deliverable/developable brownfield sites and other sites within individual settlements are identified first in order to minimise the need for any further Green Belt boundary changes.
- 5.5. The Government published its Housing White Paper 'Fixing our broken housing market' on 7 February 2017. Its fundamental aim is to accelerate and diversify housing delivery to create a housing market that more closely matches the needs and aspirations of all households. It includes a range of planning proposals, a number of which will be incorporated into the National Planning Policy Framework later this year following public consultation. The LPS is consistent with the Government's headline planning priorities for housing expressed through the White Paper. The SADPD will address, where necessary, the detail of the proposed changes to national policy and also other legislative changes, including those signalled within the Neighbourhood Planning Bill. The publication of the Housing White Paper is specifically highlighted in paragraphs 7.10 and 7.11 of the Issues Paper, and many of issues raised in the Paper have direct relevance to the forthcoming national policy and legislative changes.

Revised Sustainability Appraisal Scoping Report

- 5.6. The Sustainability Appraisal (SA) helps to inform the preparation of the Local Plan. It enables policies, including alternative policy options, to be evaluated against environmental, social and economic considerations, with the aim of promoting sustainable development.
- 5.7. The Council has undertaken SA to inform the preparation of the LPS. Given that the Issues Paper represents the start of plan-making for the SADPD, it is considered timely to revise the SA Scoping Report prepared for the LPS in 2012 and consult on it. The revised SA Scoping Report (Appendix B) takes account of changes to the planning system since 2012 and ensures that the social, environmental and economic issues identified are up-to-date.

Strategic Planning Board 25th January 2017

- 5.8. The draft SADPD Issues Paper, Revised Sustainability Appraisal Scoping Report and proposed 'call for sites' were considered by the Strategic Planning Board on 25th January 2017. It recommended that the Portfolio Holder approves the documents for consultation alongside a 'call for sites', subject to account being taken of a number of comments raised by SPB Members. Appendix C to this report lists the comments made.
- 5.9. They highlight a range of important issues relevant to the development of the SADPD. Most relate to issues that will need to be carefully thought through in shaping the policies and proposals of the Plan. Other points relate more to the process by which the SADPD is prepared, including the need to work closely with Town and Parish Councils, particularly those that

cover the 13 Local Service Centres in the Local Plan. This is something that can be readily addressed through the initial and ongoing process of engagement with local councils.

6. Wards Affected and Local Ward Members

6.1. All Wards are affected.

7. Implications of Recommendation

7.1. Policy Implications

7.1.1. The Local Plan is a key Council's strategy and sets out a vision for how the Borough will grow sustainably to 2030. It provides the starting point for determining planning applications and feeds into, and supports, numerous other agendas such as infrastructure, transport, economic development, recreation, public health, education and adult social care.

7.2. Legal Implications

7.2.1. The Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to prepare Local Plans. The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the procedures to be followed in the preparation of such plans. This first stage of plan preparation, prior to its publication, falls under Regulation 18. This requires specified bodies or persons to be notified of the subject of the plan and invited to make representations about what it should contain. It also requires any representations to be taken into account by the Council in preparing the plan.

7.3. Financial Implications

7.3.1. The costs of preparing and publishing the Issues Paper and SA Scoping Report for consultation along with a 'call for sites' is covered by the existing revenue budget for Planning & Sustainable Development.

7.4. Equality Implications

7.4.1. The Revised Sustainability Appraisal Scoping Report (in appendix B) includes a Equalities Impact Assessment and will be used to test the production of policies in the SADPD.

7.5. Rural Community Implications

7.5.1. The Local Plan provides a planning framework for all areas of the Borough outside the Peak District National Park. Consequently, it covers the whole rural area of the Borough and addresses numerous matters of importance to rural areas within its policies and provisions. The SADPD will facilitate the drawing up of more detailed policies for rural areas and

will continue to support the production of Neighbourhood Plans across the borough.

7.5.2. In particular, the SADPD will consider in more detail the implementation of the vision and strategic priorities presented in the Local Plan Strategy and its implications for the borough's smaller settlements – namely Local Service Centres and Other Settlements and Rural Areas.

7.6. Human Resources Implications

7.6.1. There are no additional implications for Human Resources arising from this report.

7.7. Public Health Implications

7.7.1. The SA will incorporate a Health Impact Assessment. The SADPD will continue to implement the LPS's strategic priorities that promote good health. This will include the achievement of good design, the provision of open space and recreation facilities, high quality housing for all, vibrant town centres and green infrastructure.

7.8. Implications for Children and Young People

7.8.1. Alongside the LPS, the SADPD will play an important role in ensuring that children and young people have access to appropriate learning and recreation opportunities and access to the homes and jobs they require in future years.

8. Risk Management

8.1. An adopted Local Plan has many benefits for the Council, local communities and business. It reduces the risk of unplanned development and provides greater certainty over future growth and infrastructure and a secure framework for investment.

9. Access to Information/Bibliography

9.1. Information on the Local Plan Strategy Examination Pages can be viewed using the following website link:- <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>

Appendix

Appendix A – SADPD Issues Paper

Appendix B – Revised Sustainability Appraisal Scoping Report

Appendix C – Comments made by Members on the Strategic Planning Board at its meeting on 25th January 2017

10. Contact Information

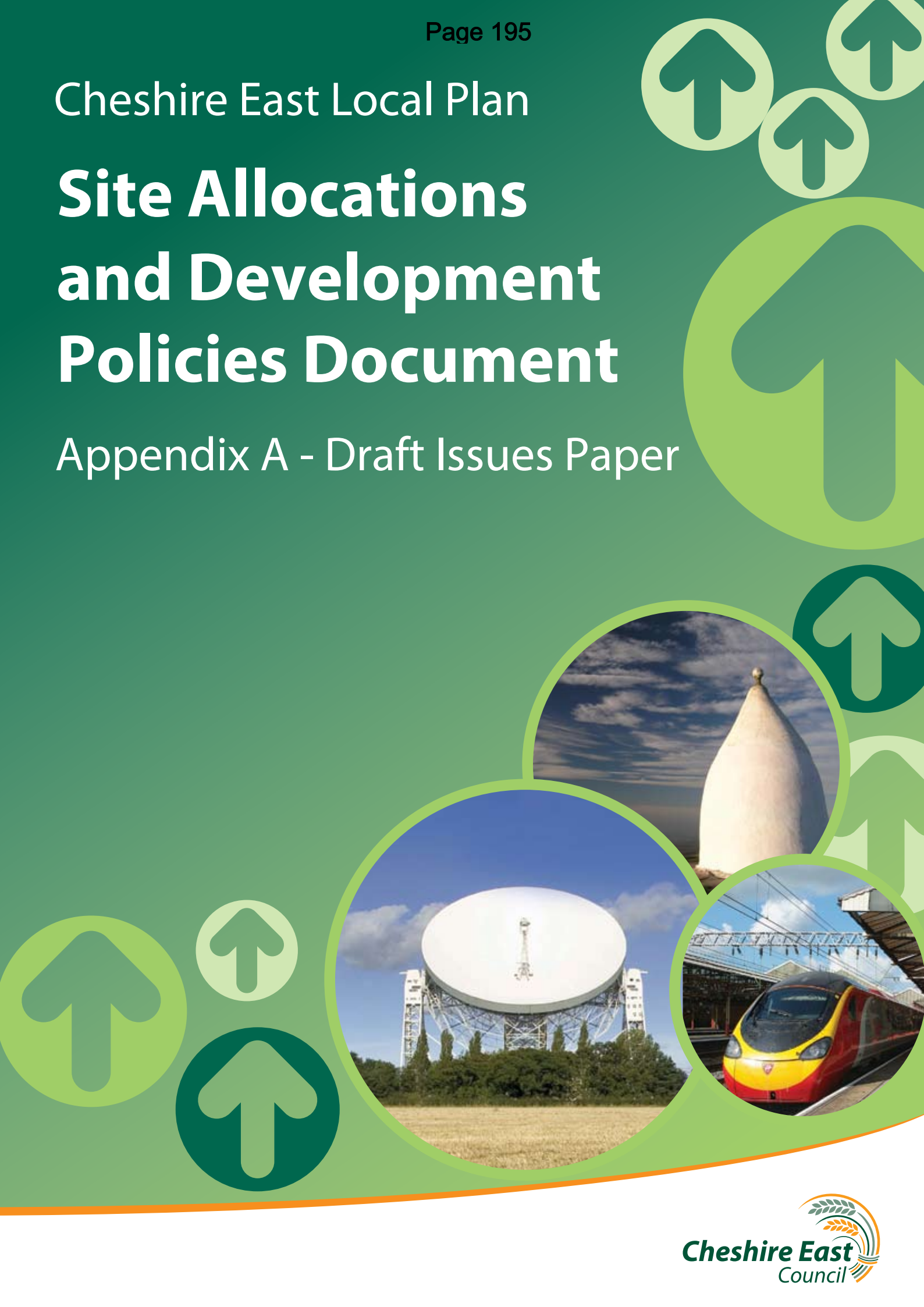
Contact details for this report are as follows:

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Email: jeremy.owens@cheshireeast.gov.uk

Cheshire East Local Plan

Site Allocations and Development Policies Document

Appendix A - Draft Issues Paper





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1 Introduction and Purpose

1.1 The Council is committed to putting in place a comprehensive set of up-to-date planning policies to support our ambition of making the Borough an even greater place to live, work and visit. The first part of the Council's Local Plan - the Local Plan Strategy (LPS) has reached the Main Modifications stage in its examination process. This Site Allocations and Development Policies Document (SADPD) will form the second part of the Council's Local Plan and the publication of this Issues Paper is the first opportunity for you to tell us what you think it should contain and the direction its policies should take. There will be further opportunities for you to help shape the Plan's policies and proposals as it is developed.

1.2 This Issues Paper identifies a range of matters that the SADPD is likely to address. There are opportunities throughout the Issues Paper for you to highlight anything else that you think the SADPD should cover.

1.3 Overall, the SADPD will:

1. allocate additional sites for development. These will generally be 'non-strategic' sites - which means sites of less than 150 homes or 5 hectares in size. The additional allocations will ensure that the overall development requirements for the Borough set out in the Local Plan Strategy are met. These allocations will be for housing, employment, retail and leisure and other types of development.
2. set out more detailed policies to guide planning application decisions in the Borough. Policy boundaries will be reviewed or established around towns and villages to guide the location of new development at a local level, and around town centres to support investment in them. Land that needs particular protection will be designated, for example, because of its significance to biodiversity or the historic environment.

1.4 The SADPD will not include minerals and waste policies or make site allocations for these uses. These will be addressed through a separate Minerals and Waste Development Plan Document - see paragraph 1.7 below.

1.5 Upon adoption, the SADPD will form part of the statutory development plan. The policies of the development plan are important because they are legally the starting point for deciding planning applications. National planning policy says that planning application decisions should be plan-led.

1.6 Together, the LPS and SADPD will replace the Macclesfield Borough Local Plan, the Congleton Borough Local Plan and the Borough of Crewe and Nantwich Local Plan.

Local Plan in Cheshire East

1.7 In Cheshire East, the Local Plan will be made up of three documents:

- The Local Plan Strategy (LPS). This sets out the vision and overall planning strategy for the Borough. It includes strategic policies and allocates 'strategic sites' for development for the period up to 2030. For further information about the LPS, please see the LPS [examination library](http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1) ⁽¹⁾

1 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>



- The Site Allocations and Development Policies Document. This Issues Paper is the first opportunity to feed back your views to the Council about it.
- The Minerals and Waste Development Plan Document. This will set out planning policies for minerals and waste, including the identification of specific sites for these uses. Initial consultation on this Plan will take place later this year alongside a related 'call for sites'.

1.8 These documents will be accompanied by a 'policies map' showing where particular policies will apply.

1.9 Many local communities across the Borough are also preparing Neighbourhood Plans. These provide an opportunity for local people to put in place planning policies to guide new development, in a way that reflects local circumstances, including locally identified priorities. The Council will continue to work closely with Town and Parish Councils and the steering groups preparing Neighbourhood Plans. This will include providing advice about the relationship between emerging Neighbourhood Plans and the emerging Local Plan, taking account of national planning policy.

Seeking Your Feedback

1.10 The consultation on the SADPD Issues Paper will run for six weeks - from XXXXXXXX to 5pm on XXXXXXXX.

1.11 At the same time, the Council is also undertaking a 'call for sites' (except for minerals and waste uses which will be the subject of a separate 'call for sites' later this year) and consulting on a Draft Sustainability Appraisal Scoping Report. These will inform the preparation of the SADPD.

Call For Sites

1.12 Local residents, landowners, developers and other parties are also being invited to put forward sites to the Council that they consider are suitable and available for future development in the Borough - for housing, commercial, employment or other development (excluding minerals and waste uses). This information will be used by the Council to update its land availability assessments and inform any further land allocations in the SADPD. It will also inform the Council's new Brownfield Register and Small Sites Register (see the Glossary for an explanation of what these are).

1.13 The Council wishes to prepare its land availability assessments afresh to ensure that the information within them is as up-to-date and reliable as possible. We are therefore asking landowners and developers to submit sites to us that they consider to be suitable and available for development even if they have submitted this information to us in the past. The Council currently holds a lot of information about sites that cannot be automatically relied on because it is incomplete or was received some time ago.

1.14 The submission of a site does not automatically mean that it will be allocated in the SADPD or identified in one of the two new Registers.



1.15 Further information about how to submit details of a site is available [here](#) ⁽²⁾

Sustainability Appraisal

1.16 The Council must carry out an appraisal of the sustainability of the policies and proposals in the SADPD. This will help the Council to demonstrate how the SADPD will contribute to the achievement of sustainable development. The first stage involves the preparation of a Scoping Report. This identifies the scope and level of detailed information to be covered in the Sustainability Appraisal report. It includes relevant environmental, economic and social issues against which potential policies and proposals can be tested.

1.17 A key aim of this scoping stage is to help ensure the Sustainability Appraisal is proportionate and relevant to the plan that is being assessed. The Council are therefore also inviting views on its Draft Sustainability Appraisal Scoping Report.

1.18 Further information about how to respond to this document is available [here](#) ⁽³⁾

How to Respond

Viewing the consultation documents

1.19 You can view the SADPD Issues Paper :

- online at www.cheshireeast.gov.uk/localplan;
- at all libraries across the Borough; and
- at the Council's offices/Customer Service Centres:
 - Sandbach - Westfields, Middlewich Road, CW11 1HZ
 - Crewe - the Planning Helpdesk, Municipal Buildings, Earle Street, Crewe, CW1 2BJ
 - Macclesfield - Town Hall, Market Place, SK10 1EA

Making Comments

1.20 We would encourage you to respond online if you can at www.cheshireeast.gov.uk/localplan. You can also pick up a paper comments form from your local library and post it to the Council's Spatial Planning Team, Cheshire East Council, c/o Earle Street, Crewe, CW1 2BJ.

1.21 We cannot accept anonymous comments.

1.22 If you have any questions about the Issues Paper, the Call for Sites or the draft Sustainability Appraisal Scoping Report or how to respond to these, please get in touch with the Spatial Planning Team. We are here to help you.

- E-mail: localplan@cheshireeast.gov.uk
- Telephone: 01270 685893

² www.cheshireeast.gov.uk/localplan
³ www.cheshireeast.gov.uk/localplan



Next Steps

1.23 The stages in developing the SADPD and their indicative timing are listed below.

Stage	Indicative Timeframe
Plan Preparation (Regulation 18)	Ongoing - starting with the SADPD Issues Paper
Pre-Publication Draft	4th Quarter 2017
Publication Version	1st Quarter 2018
Submission of the Plan to the Secretary of State for examination	2nd Quarter 2018
Independent Examination	2nd Quarter 2018
Inspector's Report	4th Quarter 2018
SADPD Adoption	4th Quarter 2018

Table 1.1 SADPD Indicative Timeframe

Scope of SADPD Policies

Issue 1

The layout of the SADPD.

1.24 The SADPD will be consistent with the planned overall development targets established by the LPS.

1.25 This Issues Paper is laid out under topic-based chapters, such as 'Housing', 'Employment' and 'Transport and Infrastructure'. Anecdotal feedback has suggested that this topic-based approach is more user friendly. We would like to know whether you agree, or whether you think the SADPD should follow the chapter headings in the LPS.

Question 1

How do you think that the SADPD should be laid out:

- Under topic-based chapters such as 'Housing', 'Employment' and 'Transport and Infrastructure', or
- Under chapter headings that reflect those in the Local Plan Strategy?

Feel free to highlight the benefits and disadvantages of each approach.



2 Plan Strategy

Issue 2

Determining whether further specific guidance is needed in the SADPD regarding Sustainable Development

2.1 Sustainable development is at the heart of plan-making. The economic, environmental and social roles of sustainable development should be reflected in the SADPD in line with national planning policy. The SADPD should also reflect the National Planning Policy Framework's presumption in favour of sustainable development by positively seeking opportunities to meet the development needs of the area.

2.2 The LPS includes Policies MP1 (Presumption in Favour of Sustainable Development), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles). The Council think that there is probably sufficient dedicated policy coverage in the LPS that specifically draws together and sets out the various aspects of sustainable development. Bearing in mind that the Local Plan should be read as a whole, the SADPD could now focus on reflecting particular aspects of sustainable development in its thematic policies.

Question 2

Do you agree with this approach or do you think that further guidance is required in the SADPD specifically regarding sustainable development? If you think further guidance is required, please explain what that should be?

Settlement Hierarchy and Spatial Distribution

Issue 3

Meeting the development requirements identified for Local Service Centres and Other Settlements and Rural Areas

2.3 The LPS establishes the overall development strategy for the Borough. Through LPS Policy PG1 the Council is proposing that 380ha of land is identified for employment development and that sufficient land is provided for at least 36,000 homes to be built between 2010 and 2030.

2.4 LPS Policy PG2 identifies the proposed settlement hierarchy comprising Principal Towns, Key Service Centres, Local Service Centres and Other Settlements and Rural Areas.



2.5 The distribution of growth is set out on a strategic scale in LPS policy PG6, justified by evidence prepared by consultants AECOM on behalf of the Council entitled 'Spatial Distribution of Development Update Report - July 2015' (SDUR). It gives specific employment land and housing figures for each Principal Town and Key Service Centre and overall figures for Local Service Centres and for Other Settlements and Rural Areas. The distribution of growth to the individual Local Service Centres will be addressed in the SADPD. There are 13 of these - Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury. The SADPD will also need to address how the overall development requirements for 'Other Settlements and Rural Areas' will be met. Account will need to be taken of the level of development that has already been completed since 2010 and is already 'committed' (granted planning permission but not yet built).

Local Service Centres

2.6 The way that the overall development requirements for Local Service Centres (LSCs) are met will have to be justified through appropriate and proportionate evidence. Tables 2.1 and 2.2 below show, after completions and commitments, there remain 1125 homes and 3.56 hectares of employment land to be identified across the LSCs to meet the targets established in the LPS.

2.7 The SDUR, which justified the distribution of development in LPS Policy PG6, covered a wide range of factors in a lot of detail. We would welcome your views on the approach that should be taken towards the apportionment of the overall development targets for LSCs to individual settlements. In particular we would welcome your feedback about the factors or considerations that should guide this distribution and how they should be applied, recognising that any decision will involve planning judgement.

2.8 Here is an initial list of potential factors or considerations for you to think about, which draws from the findings of the SDUR:

- The level of development already completed since 2010, the start of the Plan period, and currently committed (proposed development that has planning permission but not yet built)
- Known additional development opportunities
- The socio-economic profile of settlements
- Infrastructure provision
- Planning policy constraints including Green Belt
- Physical constraints such as flood risk, landscape character and ecological resources
- Sustainable development and accessibility
- Delivery and viability
- The findings of Sustainability Appraisal/Habitats Regulations Assessment
- Consistency with the Vision and Strategic Priorities of the LPS



Level of development (homes)	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	Site Allocations	Total
3,500	568	2,056	1,125	3,749

Table 2.1 LSC Housing Requirement

Level of employment development	Take Up 01/04/10 - 31/03/13	Supply	Site Allocations	Total
7 hectares	0.09 hectares	3.35 hectares	3.56 hectares	7 hectares

Table 2.2 LSC Employment Requirement

Question 3a

What approach do you think should be taken towards the apportionment of the overall development requirement across Local Service Centres? In particular what factors or considerations should guide this distribution and how should they be applied?

Other Settlements and Rural Areas

2.9 The SADPD also has to provide further detail about how the development requirements for Other Settlements and Rural Areas will be met. Tables 2.3 and 2.4 below show, after completions and commitments, there remain 1,250 homes and 4 hectares of employment land to be provided for.

2.10 The villages that fall within this category are diverse in terms of their scale, the services and facilities they offer and their other characteristics. The Plan's overall strategy to generally direct development to the places where they support sustainable development could mean, as a starting point, that those villages which already offer a reasonable range of services should be the focus for additional growth. That said, it is expected that the scale of new development at any of these villages will be quite limited, reflecting their place in the settlement hierarchy.

2.11 A criteria based policy approach could be used to set out the type and scale of development that could be permitted, in principle, at particular villages. This could be linked to the level of existing services and facilities that the particular village offered. In addition, specific sites could be allocated through the SADPD and/or through Neighbourhood Plans.



Level of development (homes)	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	Proposed LPS Site	Site Allocations	Total
2,950	733	1,120	Alderley Park 275	1,250	3,378

Table 2.3 Other Settlements and Rural Areas Housing Requirement

Level of employment development	Take Up 01/04/10 - 31/03/13	Supply	Proposed LPS Sites	Site Allocations	Total
69 hectares	0.57 hectares	3.56 hectares	Wardle Employment Area - 61 hectares	4 hectares	69.13 hectares

Table 2.4 Other Settlements and Rural Areas Employment Requirement

Question 3b

What approach do you think should be taken towards meeting development requirements across Other Settlements and Rural Areas?

Question 3c

Are there any other issues related to meeting development needs across Local Service Centres and Other Settlements and the Rural Area that should be included in the SADPD?



Green Belt

Issue 4

Determining whether any further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the Green Belt (Handforth, Knutsford, Poynton and Wilmslow).

2.12 The LPS establishes the spatial distribution of housing and employment land requirements for each of the Principal Towns and Key Service Centres and proposes to make a number of alterations to the Green Belt boundary in order to allocate strategic sites. These strategic sites will contribute towards meeting the Borough's overall development requirements and the requirements for each identified settlement.

2.13 Where the LPS has not identified sufficient development opportunities to meet the full, identified development requirements, the SADPD will need to identify how it will be met. This could include allocating additional sites around these towns on land currently in the Green Belt, if this is justified by exceptional circumstances.

2.14 Where additional sites need to be allocated, they will be selected using a similar Site Selection Methodology that has been used to identify strategic site allocations in the LPS. Tables 2.5 and 2.6 below show the remaining development requirements for towns.

2.15 If it is established through the SADPD that exceptional circumstances do exist to justify further changes to the Green Belt boundary to accommodate development requirements around the northern towns, Green Belt site options will be considered in sequence, starting with those that make the least contribution to Green Belt purposes. This also reflects the approach taken to inform the selection of allocations in the Local Plan Strategy.

Town	Level of development	Completions 01/04/10 - 31/03/16	Commitments 31/03/16	LPS Strategic Sites/Locations	SADPD	Total
Macclesfield	4,250	692	773	2,750	107	4,322
Handforth	2,200	70	323	1,750	15	2,158
Knutsford	950	33	45	925	0	1,003
Poynton	650	20	23	450	200	693
Wilmslow	900	97	305	525	26	953

Table 2.5 Housing requirements



Town	Level of employment development (ha)	Take Up 01/04/10 to 31/03/13 (ha)	Supply (ha)	LPS Strategic Sites (ha)	SADPD (ha)	Total (ha)
Macclesfield	20.00	0.16	3.01	15.00	1.83	20.00
Handforth	22.00	0.00	9.72	12.00	0.28	22.00
Knutsford	15.00	0.01	0.00	13.50	1.49	15.00
Poynton	10.00	0.00	0.30	9.92	0.00	10.22
Wilmslow	10.00	0.00	0.07	11.30	0.00	11.37

Table 2.6 Employment land requirements

Question 4

Do you agree with the approach set out for determining whether further adjustments to the Green Belt boundary are required around Macclesfield and the Key Service Centres inset within the North Cheshire Green Belt (Handforth, Knutsford, Poynton and Wilmslow)?

Issue 5

Determining whether adjustments to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury).

2.16 As noted earlier, the LPS sets out the total number of dwellings and the amount of employment land to be provided at the Local Service Centres as a whole but it does not apportion this to each individual village. Paragraphs 2.6 to 2.8 explain that this work will be carried out as part of the SADPD.

2.17 In order to meet any identified development requirements, the next steps would involve determining:

- what opportunities there are within each settlement (on land outside the Green Belt) to meet the remaining development requirements,
- whether there needs to be any reliance on Green Belt sites on the edge of these settlements to address any residual development requirements, and if there is,
- whether there are suitable and available sites within the Green Belt and whether exceptional circumstances exist to justify taking them out of the Green Belt.



This approach is consistent with the Site Selection Methodology that has been used to identify strategic site allocations in the LPS.

Question 5a

Do you agree with the approach set out for determining whether alterations to the Green Belt boundary are required around the Local Service Centres inset within the Green Belt (Alderley Edge, Bollington, Chelford, Disley, Mobberley and Prestbury)?

2.18 In line with national planning policy, the LPS provides for land to be removed from the Green Belt to potentially meet longer-term development needs beyond 2030, the end of the current Local Plan period. LPS Policy PG4 explains how safeguarded land should be treated and lists the areas of land that are proposed to be removed from the Green Belt and safeguarded around Macclesfield and the Key Service Centres. It highlights the potential need to identify additional non-strategic areas of land to be safeguarded in the SADPD. The explanatory text to the policy sets out the Council's intention to designate 200ha of safeguarded land within the Local Plan as a whole. The LPS designates 187.4ha of this identified requirement. The remaining 12.6ha of safeguarded land is expected to be identified around the Local Service Centres in the north of the Borough through the SADPD.

Question 5b

What approach do you think should be taken towards apportioning the remaining requirement for safeguarded land?

Issue 6

Whether villages below the scale of Local Service Centres should be 'washed over' by the Green Belt or 'inset' in the Green Belt.

2.19 Paragraph 83 of the NPPF says that local planning authorities should establish Green Belt boundaries in their Local Plans that set the framework for Green Belt and settlement policy. It highlights that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of a Local Plan.

2.20 In addition, paragraph 86 of the NPPF requires councils to address, through their Local Plans, whether villages should be included in the Green Belt (also referred to as 'washed over' villages) or excluded from the Green Belt (also referred to as 'inset' villages). It indicates that villages should be included in the Green Belt where it is necessary to prevent development within the village, primarily because of the important contribution that the open character of the village makes to the openness of the Green Belt. Alternatively, in circumstances where other means can be used to protect the character of the village, such as Conservation Areas or normal development management policies, it advises that the village should be excluded from the Green Belt.



2.21 We intend to carry out a specific piece of work, a 'Cheshire East Green Belt Villages Study', to address this requirement in the NPPF. It would involve a number of steps:

- defining what constitutes a village for the purposes of implementing paragraph 86 of the NPPF;
- identifying a list of villages to be assessed;
- assessing each village against the test in paragraph 86 of the NPPF; and
- where it is concluded that a village should be excluded from the Green Belt, defining an inset boundary around it that follows its built-up limits and uses physical features that are readily recognisable and likely to be permanent.

2.22 If this work finds that a village currently included in the Green Belt should now be excluded from it, we think this would automatically constitute the 'exceptional circumstances' required by paragraph 83 to alter the Green Belt boundary. We would welcome your views on whether you think this is a correct interpretation of paragraphs 86 and 83 of the NPPF.

Question 6a

(i) Do you agree with the proposed approach to determining whether villages should be 'inset' within or 'washed over' by the Green Belt?

(ii) Do you agree with our interpretation of NPPF paragraphs 86 and 83 in terms of meeting the 'exceptional circumstances' test for altering Green Belt boundaries to exclude a village from the Green Belt?

Question 6b

Are there any other Green Belt matters that need to be addressed in the SADPD?

Green Gaps

Issue 7

Strategic Green Gaps

2.23 Strategic Priority 3 of the LPS highlights the importance of maintaining and enhancing the character and separate identities of the Borough's towns and villages.

2.24 LPS Policy PG4a establishes the principle and broad extent of the Strategic Green Gaps between Crewe and Nantwich, and between Crewe and its surrounding villages. The Policy aims to prevent development that may threaten the setting and separate identity of these settlements. It carries forward and refreshes Policy NE.4 of the Borough of Crewe and Nantwich Local Plan. The precise boundaries of the Strategic Green Gaps need to be identified



through the SADPD. It is suggested that detailed boundaries be drawn so that they follow identifiable, physical features on the ground that are likely to be permanent and also follow, as closely as possible, the extent of the hatched areas identified in Figure 8.3a that accompanies Policy PG4a in the LPS (subject to the amendment proposed through Main Modifications to the Strategic Green Gap to the east and south of Crewe, and between Crewe and Nantwich).

Question 7

Do you agree that this is an appropriate way forward for defining Strategic Green Gap boundaries and are there any other issues related to Strategic Green Gaps that should be considered?

Issue 8

The approach to identifying Local Green Gaps.

2.25 In addition to the Strategic Green Gaps around Crewe, the LPS recognises that there may be other gaps that require policy protection through a Local Green Gaps policy.

2.26 The aim of designating Local Green Gaps would be to protect the setting and separate identity of other settlements, avoiding the risk of coalescence by maintaining the undeveloped nature of land between them. The Council envisages, at this stage, that any Local Green Gaps would only be identified in areas falling outside of the Green Belt. Where Green Belt exists, national and local planning policy already seeks to prevent inappropriate development unless there are very special circumstances. It also places great importance on maintaining the openness of land within the Green Belt.

2.27 Candidate Local Green Gaps could be assessed in a similar way to Strategic Green Gaps, using the factors identified in the [New Green Belt and Strategic Open Gap Study](#) ⁽⁴⁾ published by the Council in September 2013 to inform the LPS.

Question 8

Do you agree that this is an appropriate way forward for identifying Local Green Gaps? Are there any other issues related to potential Local Green Gaps that should be considered?

4 Local Plan Strategy Examination Library Document Reference BE 011
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Issue 9

The role of Neighbourhood Plans in defining Local Green Gaps.

2.28 The Council continues to encourage and support local communities to make the most of the powers given to them to establish their own local planning policies through Neighbourhood Plans. We would therefore welcome your views on the role that Neighbourhood Plans could play in defining Local Green Gaps. For example, the Sandbach Neighbourhood Development Plan, which was brought into effect following a successful local referendum in March 2016, designates 'Areas of Separation' to maintain the open, generally undeveloped character of land between its distinct settlements of Sandbach, Elworth, Ettiley Heath, Wheelock and Sandbach Heath.

2.29 An option may be to leave the designation of Local Green Gaps to Neighbourhood Plans, where they can be justified in the light of appropriate local evidence. Under this approach, the Council could perhaps prepare a 'toolkit' for local groups to use to guide them through the steps they would need to take in establishing a robust evidence base to support such a policy. We would also be keen to hear whether any further policy should be included in the SADPD that would assist in supporting such policies.

Question 9

- What role should Neighbourhood Plans play in defining Local Green Gaps?
- Should Local Green Gaps-type policies be left to Parish and Town Councils to determine through Neighbourhood Plans, perhaps supported by a 'toolkit' prepared by Cheshire East Council?
- Should the SADPD include any further policy to support the identification of Local Green Gaps in Neighbourhood Plans? If so, what should it say?

Settlement Boundaries

Issue 10

Settlement boundaries

2.30 The LPS says that settlement boundaries will be reviewed and defined through the SADPD and Neighbourhood Plans. In the interim, settlement policy boundaries remain as set out in the three adopted district Local Plans. Policy PG5 of the LPS explains that the area that falls outside of settlement boundaries is defined as Open Countryside. This includes Green Belt land.



2.31 The SADPD will need to identify settlement boundaries around Principal Towns, Key Service Centres and Local Service Centres. In the case of towns bordered by the Green Belt we expect that settlement boundaries will follow the Green Belt boundary. We cannot, at this stage, think of any circumstances that would warrant a different approach. However, if you do not agree, please let us know and tell us why.

2.32 The Council will need to draw settlement boundaries in a transparent and robust way. It will be done by reference to a methodology incorporating a number of assessment criteria. These criteria could include:

- **Allocated sites** - Where sites are allocated for employment and housing development in the LPS, SADPD or made Neighbourhood Plan and adjoin the settlement, then these would generally be included in the settlement boundary.
- **Sites with planning permission** - Where sites have planning permission for employment and housing development and adjoin the settlement, then these would also, generally, be included in the settlement boundary.
- **Previously developed land on the edge of settlements** - Where previously developed land lies on the edge of a settlement, the decision as to whether it is included in the settlement boundary will depend on a range of factors. The Council suggests that the following factors will be relevant:
 - The relationship between the land and the physical form of the existing settlement, particularly the extent to which the land adjoins the existing settlement boundary and the extent to which the land is enclosed by the settlement boundary.
 - The functional relationship between the use that is taking place on the land and the existing settlement.
 - The density and extent of built development on the land.
 - The ability to create a new settlement boundary that follows a recognisable physical feature on the ground which is likely to be permanent.

2.33 The Council will also consider the need for settlement boundaries around smaller villages, below the level of LSCs. The current district Local Plans follow different approaches and clearly there now needs to be a consistent approach across the whole of Cheshire East.

2.34 We would be grateful for your views on whether the Council should identify settlement boundaries for these villages or, alternatively, whether any policies that would allow, in principle, for certain types of development could give a sufficiently clear steer about where such development would be acceptable in the absence of a settlement boundary. Descriptive phraseology such as 'within the built up limits of the village' or 'immediately adjacent to the built up limits of the village' could be used. Settlement boundaries for these villages could also be defined in Neighbourhood Plans if that was considered appropriate locally, and supported by appropriate evidence.

Question 10

Have we identified the key settlement boundary issues that the SADPD should address?

Please let us have your views on the issues we have raised.



Jodrell Bank

Issue 11

Jodrell Bank Observatory.

2.35 The Jodrell Bank Observatory is one of the earliest planned sites for radio-telescopes in the world and is home to the iconic Lovell Telescope (Grade I Listed Building) which is a prominent feature within the Cheshire East landscape.

2.36 It is a world class facility and should be afforded reasonable protection in recognition of its global importance to science.

2.37 The site makes an important contribution to the Borough's tourism economy and has the potential to attract many more national and international visitors to the area.

2.38 LPS Policy SE 14 (Jodrell Bank) requires planning permission to be refused where a proposed development would impair the efficiency of the telescopes. Under the Town and Country Planning (Jodrell Bank Radio Telescope) Direction 1973, Manchester University is consulted regarding certain planning applications within a defined area around the Observatory.

2.39 The supporting text accompanying Policy SE14 of the LPS says that further policy and guidance will be provided through the SADPD. Any further guidance is expected to focus on ensuring that the efficiency of the telescopes is not impaired. This would involve close, collaborative working between the Council and Manchester University. Because the Consultation Zone defined around the Observatory falls within both Cheshire East and Cheshire West and Chester, it will also be important for the councils to work together in order to provide a consistent policy approach across the Boroughs' boundary.

Question 11

Do you think that further planning policy guidance regarding the Jodrell Bank Observatory should be included in the SADPD? If you do, what should its scope be?

3 General Requirements

Issue 12

The need for a policy or policies setting out general requirements for all development.



3.1 All development should be of a high standard and positively contribute towards creating places that are attractive, safe and promote healthy lifestyles. Good design is indivisible from good planning. We should ensure that people have an acceptable standard of amenity and provide for the necessary infrastructure needs that new development may generate. These all reflect the core planning principles of the National Planning Policy Framework and LPS Policy SD1 (Sustainable Development in Cheshire East) and SD 2 (Sustainable Development Principles).

3.2 These sort of general requirements relate to most types of development. At the moment they are contained within a range of saved Local Plan policies in the Crewe and Nantwich, Congleton and Macclesfield Local Plans and in the emerging LPS.

3.3 Below is a list of general requirements that are, amongst others, currently included across various saved and emerging Local Plan policies:

- Provision of safe, convenient access that prioritises the needs of pedestrians and cyclists, with proper consideration also given to the needs of people with disabilities.
- Provision of links to existing transport infrastructure and demonstration that there is sufficient capacity on roads, avoiding unacceptable levels of traffic congestion and maintaining highway safety.
- Provision of necessary parking (including for people with disabilities).
- Safeguarding of local/residential amenity in terms of noise, light, smell, overlooking, overbearing buildings/structures etc.
- Provision of appropriate landscaping that takes account of local character, biodiversity and nearby uses.
- Achieving good design - high quality architecture, achieving a sense of place, protecting and enhancing local character (landscape, built environment, streetscape or historic environment), high quality public realm, enhancements to biodiversity, legible places that are safe and provide for ease of movement/integration.
- Promotion of environmental sustainability through the design, layout and landscaping of new development - to address climate change mitigation and adaptation
- Provision of necessary infrastructure generated by the development (for example sewerage, water supply and utilities).

3.4 The Council is looking at how it can set out, in a single or small number of development management policies, a range of general development requirements that can be applied to any type of new development. Clearly such a policy or small number of policies cannot cover everything or cover matters in detail. However, it could provide a useful point of reference for planning applicants and signpost them to other more detail policies in the LPS or SADPD. Our aim is to make the Plan as straightforward to navigate around as possible. We are keen to know what you think about this approach, particularly whether you would find it helpful and, if you would, what it should cover.

3.5 We also expect that there will need to be one or more specific policies regarding Manchester Airport - its operational area and public safety zones, and the approach towards proposed development that would be affected by aircraft noise.



Question 12

Do you think that there should be a single policy or small number of policies that cover a range of requirements generally applicable to all (or at least most) forms of development?

If you do, what do you think these requirements should cover?

4 Natural Environment, Climate Change and Resources

Issue 13

Natural environment, climate change and resources

4.1 Natural environment policies in the LPS include protecting local ecology, countryside and landscape features, and ensuring that the effect of development on agricultural land is properly taken into account in deciding planning applications.

4.2 The implications for development proposals that may affect designations of international, national and local importance for the natural environment are addressed in the LPS. These designations now need to be shown on the Policies Map. Section 11 of the Issues Paper identifies the information that we think will need adding to the Policies Map through the SADPD. We also intend to further address, in line with national planning policy, the need to plan for biodiversity at a landscape-scale. As well as designated sites and priority habitats the SADPD and the Policies Map will need to identify stepping stones and any areas for habitat restoration or creation.

4.3 We expect the SADPD will add further policy detail related to:

- Flood risk and water management.
- The need for development to be designed in a way that gives it resilience to the effects of climate change.
- Pollution, land contamination and land instability.

4.4 Policy SE8 (Renewable and Low Carbon Energy) and Policy SE9 (Energy Efficient Development) of the LPS support the more efficient use of energy, and low carbon and renewable energy schemes. These are key to reducing our reliance on fossil fuels and increasing the energy independence. The SADPD will consider the energy generating opportunities identified in the [Council's Energy Framework](http://www.cheshireeast.gov.uk/pdf/majorregenerationproject/cec-energy-framework.pdf) ⁽⁵⁾ whilst ensuring that any adverse impacts are properly addressed, including cumulative landscape and visual impacts. The SADPD could add further policy detail related to:

5 <http://www.cheshireeast.gov.uk/pdf/majorregenerationproject/cec-energy-framework.pdf>



- District heating networks. The Council is working to enable energy and heat to be provided from the deep geothermal resource beneath the Borough and to identify opportunities for district heating. Policy SE9 of the LPS says that District Heating Priority Areas will be identified in the SADPD. The main urban areas in the Borough offer the greatest potential for district heating, however there may be potential in other areas of the borough not served by gas. These would need to be shown on the Policies Map.
- Combined heat and power schemes to serve new, larger scale development.
- Solar Photovoltaics, particularly larger scale solar power schemes.
- Hydropower, to encourage small scale hydro schemes.
- Wind power. The SADPD will identify areas suitable for wind energy development either through policy and through designations on the Policies Map.

4.5 The Council and the National Trust completed an important piece of work in 2016 - to understand, in dialogue with a range of stakeholders, what makes the landscape of north Cheshire East significant and valued. The Cheshire East Landscape Scale Partnership Project Final Report August 2016 provides an evidence base which can be used to inform planning and development decisions, and also land management. The project identified significant landscape characteristics based on an analysis of cultural landscape, historical role, architecture, archaeology, buildings, green space and nature. The Council wishes to explore how the recommendations set out in the Final Report can now be incorporated into the Local Plan through the SADPD and the same approach applied across the wider Borough - so that 'quality of place' is recognised and protected or, ideally, enhanced through planning decision-making.

Question 13

Do you think that these are the issues that the SADPD should look to address regarding the natural environment, climate change and resources?

5 The Historic Environment

Issue 14

The historic environment

5.1 Cheshire East has significant, varied and unique heritage assets that make a vital contribution to the visitor economy and identity of the Borough. This includes industrial heritage, Listed Buildings, historic towns, Conservation Areas, the canal network, historic parks and gardens, archaeological resources from the pre-historic period to World War Two. The Grade 1 Listed Jodrell Bank is on the UK shortlist (the 'Tentative List') for UNESCO World Heritage Site status. It is important that appropriate policies are in place to support the continued conservation of these important assets.



5.2 The Council will need to consider what further policy detail is needed to support the conservation of the Borough's historic assets over and above the requirements of LPS Policy SE7 (The Historic Environment). This could include further guidance regarding buildings at risk, enabling development or the need to have specific policies for particular sites. The Policies Map will need to show designated heritage assets in the Borough, namely:

- Conservation Areas
- Listed Buildings
- Scheduled Monuments
- Registered Parks and Gardens
- Registered Battlefields

5.3 It is anticipated that the Policies Map will also show the location of the following non-designated heritage assets:

- Areas of Archaeological Potential
- Sites of Archaeological Importance
- Local List of significant historic parks and gardens
- Local List of Historic Buildings

Question 14

What policy detail regarding the historic environment do you think should be included in the SADPD?

6 Employment

Issue 15

Employment development.

6.1 Promoting economic prosperity by creating conditions for business growth is a strategic priority of the Local Plan. LPS Policy PG1 identifies that 380 hectares of land will be made available for business, general industrial and storage and distribution uses between 2010 and 2030.

6.2 LPS Policy PG 6 (Spatial Distribution) distributes employment growth across the Principal Towns and Key Service Centres of the Borough. As part of the SADPD, further work will be undertaken to distribute the identified employment requirements to Local Service Centres. The SADPD will also need to ensure that the requirement for Other Settlements and Rural Areas is also achieved. The spatial distribution of development to achieve the LPS's development requirements is covered under Issue 3 in this Issues Paper.



6.3 The Council intends to identify and allocate any further sites for employment uses through the application of a Site Selection Methodology, similar to the approach taken in the LPS.

6.4 The Council also needs to consider what additional policy detail is needed in the SADPD. This could include, for example, policies on particular types of development that support the rural economy such as farm diversification, agricultural buildings, agricultural dwellings, visitor accommodation and facilities, golf courses and employment development in the open countryside.

Question 15

Do you think that these are the issues that the SADPD should look to address regarding employment development?

What additional policy detail is needed?

7 Housing

Issue 16

Housing

7.1 LPS Policy PG1 identifies that at least 36,000 homes will be built in the Borough by 2030. LPS Policy PG6 identifies how the overall housing requirement is intended to be distributed across the Borough, in line with the identified settlement hierarchy, whilst LPS Policy SC4 requires a mix of homes (tenures, types and sizes) to be provided within new residential developments. The Plan seeks to create mixed, balanced and inclusive communities. Policy SC5 of the LPS is also important in achieving this. It seeks 30% affordable housing as part of new market-led housing developments over a certain size.

7.2 As part of the SADPD, further work will be undertaken to identify housing requirements for each Local Service Centre and the Council will need to ensure that the housing requirement for Other Settlements and Rural Areas is met.

7.3 The Council intends to identify and allocate any further sites for housing development through the application of a [Site Selection Methodology](#), ⁽⁶⁾ similar to the approach taken in the LPS.

6 Local Plan Strategy Examination Library Document Reference RE F010
<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



7.4 Building on LPS Policy SC4, the Council expects that the SADPD will provide further detailed policy relating to housing mix (type, size and tenure). This will aim to further ensure that high quality homes are provided for everyone, including the increasing number of older residents. The SADPD will also need to respond positively to the Government's aim to increase the level of self-build and custom-build homes.

7.5 Policy detail may be required for other types of residential development, for example, the conversion of properties to houses in multiple occupation or specialist housing/accommodation.

7.6 LPS Policy PG5 (Open Countryside) states that, within the open countryside, only development essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by a public service authorities or statutory undertakers, or for other uses appropriate to a rural areas will be permitted, and identifies a number of exception criteria for the policy. We would welcome your views on whether further guidance is required, explaining the circumstances under which these categories of residential development would be acceptable.

7.7 Paragraph 47 of the NPPF asks councils to set their own approach to housing density to reflect local standards in order to boost housing supply. We would appreciate your views on how this could be done within the SADPD.

7.8 Policy SC7 of the LPS sets out the overall need for Gypsies and Travellers Sites reflecting the findings of the [Gypsy and Traveller Accommodation Assessment](#) (GTAA) ⁽⁷⁾ prepared in partnership with Cheshire West, Warrington and Halton councils and published in January 2014. The LPS identifies (at paragraph 12.65) that the SADPD will allocate sites for Gypsy and Traveller and Travelling Showpeople. Since the completion of the GTAA however the Government has published updated national planning policy, 'Planning policy for traveller sites' (August 2015). It introduces a change to the definition of Gypsies and Travellers for planning policy purposes (see its Annex 1 - Glossary). Taking this change in national planning policy into account, the Council is currently considering, with its sub-regional authority partners, whether the GTAA should be updated to identify the accommodation needs that the SADPD should provide for, taking into account that the survey work for the current GTAA was carried out in 2013 and that revised national policy has been published since it was prepared. We would welcome your views on this.

7.9 On behalf of the Council, Peter Brett Associates carried out research to identify [Gypsy, Traveller and Travelling Showpersons](#) ⁽⁸⁾ sites across the Borough. Their report, Gypsy, Traveller and Travelling Showpeople Site Identification Study, was published in April 2014 and identified potential sites to meet the accommodation needs set out in the GTAA. It is the Council's intention to revisit this study. The 'call for sites' that is taking place alongside the publication of this Issues Paper includes a call for potential Gypsy and Traveller and Travelling Showpeople's sites. Drawing from the Peter Brett report, a proposed, outline methodology by which sites could be identified and assessed as potential site allocations is set out in Appendix A of this Issues Paper, which your views are invited on.

7 Local Plan Strategy Examination Document Reference BE 007 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>
8 Local Plan Strategy Examination Document Reference BE 008 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



7.10 The Housing White Paper 'Fixing our broken housing market' was published on 7 February 2017. It sets out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity. It promotes a four step approach:

- Step 1 Planning for the right homes in the right places - Ensuring that we plan for a sufficient number of new homes of the right type and quality, whilst maintaining existing strong protections for the Green Belt.
- Step 2 Building homes faster - Improving the speed of planning decision-making, providing enabling infrastructure and driving up delivery by developers.
- Step 3 Diversifying the market - Backing small and medium sized builders, implementing modern methods of construction and diversifying the housing offer.
- Step 4 Helping people now - Implementing measures to enable people to secure the homes they need including helping the most vulnerable who need support.

7.11 The LPS is consistent with the White Paper's headline priorities. The Council is putting in place an up-to-date strategic plan which meets the objectively assessed housing needs of the borough. A range of policy and other measures are highlighted in the White Paper that the SADPD will need to respond to. Some of these will be fully brought into effect through changes to the National Planning Policy Framework later this year. These include providing opportunities for affordable home ownership including starter homes, encouraging the development of smaller sites, achieving the efficient use of land through housing densities, planning positively for Build to Rent developments and giving additional support for the development of brownfield land - to highlight just a few of the White Paper's planning provisions.

7.12 It is important that sites with planning permission for new homes are built out quickly. There are planning commitments across Cheshire East for over 17,000 new homes and significantly more land is allocated for residential development in the LPS. Not all of these committed homes, however, contribute towards the Council's five year supply of deliverable housing land because of the rate at which house builders intend to bring them forward. The Council is keen to explore how further policies in the SADPD could help to accelerate the implementation and completion of permitted housing schemes. We would welcome your views and suggestions on this.

7.13 There is a concern that large house builders alone may not deliver the numbers of new homes that we need. The Council would therefore like to explore, through the SADPD, how it can further support smaller builders so they can take on a greater role in housing delivery. Smaller builders can often achieve faster build out rates, provide greater flexibility and secure local jobs.

7.14 Following the completion of the Housing Standards Review in 2015, the Government created a new approach for the setting of technical standards for new housing. This rationalised many differing existing standards into a simpler, streamlined system. The new system includes optional, additional requirements under the Building Regulations on water and access. A specific policy in the SADPD would need to be adopted to activate these requirements. An internal space standard (the Nationally Described Space Standard) can also be applied to new residential development, however this would be implemented through the planning system alone. In order to introduce any of the optional technical standards



through policies in the SADPD, the Council would have to properly evidence the need for them. We would be grateful for your views about whether the Council should investigate bringing these optional technical standards into effect in the Borough, noting the Government's intention to review the Nationally Described Space Standard. Please highlight any evidence pointing to the need or otherwise for their introduction.

Question 16

Do you think these are the relevant housing issues for the SADPD to address? Please let us have your views on the various issues set out above.

8 Town Centres and Retail Development

Issue 17

Town centres and retail development

8.1 Our town centres across the Borough are at the heart of their communities and the Council wants to do what it can through the Local Plan to support their viability and vitality. LPS Policy EG5 identifies the hierarchy of town centres in the Borough and promotes a 'town centre first' approach to retail and other main town centre uses. The LPS states that suitable sites for main town centre uses will be allocated in the SADPD.

8.2 Paragraph 23 of the NPPF identifies a number of things that local planning authorities should do in planning positively for town centres. As well as adopting a 'town centre first' approach, they include defining the extent of town centres and primary shopping areas (based on clearly defined primary and secondary shopping frontages), and to set policies that make clear which uses will be permitted in such locations.

8.3 The Cheshire East Retail Study (2016) provides key evidence that will inform the preparation of additional policies in the SADPD, enabling the Council to implement, locally, these aspects of national planning policy.

8.4 Through the SADPD and its related Policies Map, the Council intends to address the following:

- The allocation of suitable sites for further retail and main town centre uses, reflecting the findings of the 2016 Retail Study.
- Identify boundaries for town centres, primary shopping areas and identify primary and secondary retail frontages with planning policies to enable planning application decisions to be made that support town centre vitality and viability in Principal Towns and Key Service Centres. These policies would underline the continued, important role of retailing to town centres but recognise the need for town centres to continue to strengthen their visitor 'offer' beyond just retail development, including provision for leisure and 'food and drink' uses. LPS Policy EG5 also recognises the important role that residential



development can play in ensuring the vitality of centres and the relationship to the 2015 General Development Order, which permits change of use of retail uses to other uses in certain cases.

- Whether other shopping areas should be identified in the SADPD. These could include clusters of local shopping facilities in Principal Towns and Key Service Centres and also shopping areas in Local Service Centres and perhaps in smaller villages where appropriate.
- Whether it is appropriate in the SADPD to include policies that seek to prevent or limit changes of use in town centres and other shopping areas, for example policies that seek to maintain a proportion of ground floor properties in retail use. The Council will need to take account of the Government's changes to 'permitted development' rules that now give greater freedom to change the use of properties in town centres and local shopping areas without the need to apply for planning permission. This greater flexibility is aimed at keeping properties in active use and reducing the number of vacant properties.
- Taking into account paragraph 26 of the NPPF, whether locally set thresholds should be included in the SADPD for assessing applications for retail, leisure and office development outside of town centres that are not in accordance with the Local Plan.
- The need for further Development Management policies relating to matters including advertisements, amusement centres, shop fronts and security, living above shops and whether policies are required on town centre environmental improvements.
- Policies that provide further detail about the scale of retail and other development that would be appropriate in smaller centres.
- The need for specific policies for other types of retail development e.g. farm shops.

8.5 The SADPD will also promote the continued regeneration of the borough's town centres, drawing from masterplanning and other work to inform its policies. This will include initiatives aimed at stimulating further investment in Macclesfield and Crewe town centres, and in Key Service Centres and Local Service Centres where required. The Council will also consider the need for policies focused on the regeneration of the area around Crewe Railway Station and securing links between the Station and the town centre.

Question 17

Do you think that these are the issues that the SADPD should look to address regarding town centres and retail development? Please let us have your views on the issues raised.

9 Transport and Infrastructure

Issue 18

Transport and other infrastructure



9.1 The provision of necessary infrastructure has to go hand in hand with the provision of the new jobs and homes identified in the LPS. An Infrastructure Delivery Plan has been prepared alongside the LPS setting out the new or improved infrastructure that is needed to enable planned growth to be achieved in line with the LPS's vision and strategic priorities. The term 'infrastructure' carries a wide definition and includes transport, education, health, public utilities, sports facilities and open space amongst other things. LPS Policy SD1 (Sustainable Development) makes it clear that development should provide appropriate infrastructure to meet the needs of local communities.

9.2 Further work will be needed to ensure that the required infrastructure comes forward. There may be a need, for example, to allocate or protect land for certain types infrastructure through the SADPD. We would welcome your views on this and whether there are any particular sites or schemes that you want to highlight to the Council that fall into this category. This could include local cycling schemes to support the implementation of the Cheshire East Cycling Strategy. The Council is also aware that additional cemetery provision may need to be planned for in the SADPD.

9.3 Development has to address its infrastructure requirements through appropriate contributions. These may be secured through a planning obligation or through the Community Infrastructure Levy (CIL) (at a time when the Council has published a Charging Schedule). It is expected that the SADPD will need to reflect the Council's intention to implement CIL.

Question 18

Are these the transport and infrastructure issues that the SADPD should address? Please give your views on the issues raised. Are there any other transport and infrastructure issues that need to be covered in the SADPD?

10 Recreation and Community Facilities

Issue 19

Recreation and community facilities

10.1 LPS Policy SE6 (Green Infrastructure) notes that open spaces, sport and recreation facilities will be identified on the Policies Map accompanying the SADPD.

10.2 The Council is currently updating its Playing Pitch Strategy and Indoor Facilities Strategy. They will be used to implement LPS policies, particularly Policy SC1 (Leisure and Recreation), Policy SC2 (Indoor and Outdoor Sports Facilities) and Policy SE6 (Green Infrastructure). The Strategies may give rise to the need for land to be allocated in the SADPD for new or improved facilities and other policies to ensure that there is appropriate provision of these important facilities for residents. Further detail may also be needed in the SADPD to inform the requirement for developer contributions towards sports facilities in LPS Policy SE6 and its accompanying Table 13.1 'Open Space Standards'.



10.3 Local Green Space designations can be made within Local Plans or Neighbourhood Plans. These designations identify for special protection green areas of particular importance to local communities. Policies in the LPS and SADPD will seek to protect different types of green spaces such as playing pitches and areas of value for biodiversity. The Council is considering whether to make Local Green Space designations in the SADPD or, alternatively, provide support to Town and Parish Councils to make these designations in their Neighbourhood Plans, where they can be justified by appropriate evidence.

Question 19

Do you agree that these are the issues that the SADPD should address regarding recreation and community facilities? Are there any other matters that it should cover?

11 Policies Map

Issue 20

Policies Map

11.1 The Policies Map will illustrate the spatial implications of SADPD policies. This will include;

- settlement and other policy boundaries, for example around towns, villages and town centres;
- sites allocated for housing, employment, town centre and other development;
- international, national and local designations including those in the table below; and
- any other important planning considerations that need to be shown on the Policies Map such as flood risk areas and the consultation zone defined around the Jodrell Bank Observatory.

International	National	Local
RAMSAR sites	Historic Parks and Gardens	Local Nature Reserves
Special Protection Areas	Sites of Special Scientific Interest	Regionally Important Geological and Geomorphological Sites (RIGGS)
Special Areas of Conservation	Historic Battlefields	Wildlife Corridors
	Green Belt (see Green Belt Section)	Local Wildlife Sites
	Scheduled Monuments	Area of Archaeological Potential



International	National	Local
		Local Landscape Designations
		Conservation Areas
		Local List of Historic Buildings
		Ancient Woodland
		Priority Habitats
		Nature Improvement Areas
		Open space such as playing pitches, allotments and areas of informal open space

Table 11.1 Approach to Policies Map

Question 20

Do you agree with the proposed approach to the Local Plan Policies Map?

12 Monitoring and Implementation

Issue 21

Monitoring and implementation

12.1 Chapter 16 (Monitoring and Implementation) of the LPS sets out a range of indicators to enable the effect of planning policies to be monitored. They help the Council to understand how policies are performing - whether they are achieving their intended purpose or need to be reviewed. Additional indicators could be added to the Local Plan through the SADPD if they are necessary.

Question 21

- (i) Do any additional monitoring indicators need to be included in the SADPD?
- (ii) If you think additional monitoring indicators are needed, where would the information for these indicators come from?



13 Other Matters

Issue 22

Other matters that the SADPD should address

13.1 This Issues Paper identifies a range of matters that the SADPD is likely to address. If there are other issues that you feel the SADPD should address then please let us know.

Question 22

Are there any other issues that the SADPD should address?

14 Glossary

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.



Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Brownfield land (also known as 'previously developed land')

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.

Brownfield register

A register identifying previously developed sites that have been assessed by a local planning authority as being suitable for housing development. Preparing, maintaining and publishing a brownfield register is a statutory requirement under the Housing and Planning Act 2016. The Council will be required to publish its first register in 2017.

Build to Rent

Large-scale, purpose-built privately rented housing

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area

Areas of special architectural or historic interest.

Custom build

Homes commissioned by and built for an individual or or small group individuals for their own occupation.

Designated Heritage Assets

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.



Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Employment Land	Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. It does not include land for retail development.
European site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are to: check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; safeguard the countryside from encroachment; preserve the setting and special character of historic towns; and assist urban regeneration by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.
Green Gap	A current local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into each other.
Green Infrastructure (GI)	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving remains of past



human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education, sport/recreation and health facilities.
Infrastructure Plan	National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents.
Key Service Centre (KSC)	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
Listed Building	A building or structure of special architectural or historic interest. Listed Buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. Historic England is responsible for designating buildings for listing in England.
Local Green Gap	An area of land designated to maintain and enhance the character and separate identities of the Borough's towns and villages. The purpose of Local Green Gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land. The Strategic Green Gaps around the Principal Town of Crewe have been designated in the Local Plan Strategy. The SADPD and/or Neighbourhood Plans will address whether Local Green Gaps are required.
Local Landscape Designation Areas	Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.
Local Plan	The plan (which can comprise one or more documents) for the future development of the local area, drawn up by the Council in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. The term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	A development plan document and the first part of the Council's Local Plan. It sets out the overall planning framework for the area. It includes strategic policies and allocations to achieve sustainable development.
Local Planning Authority (LPA)	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National



	Parks and the Broads Authority are also considered to be Local Planning Authorities.
Local Service Centre (LSC)	The third tier of settlements in the Local Plan's settlement hierarchy after Principal Towns and Key Service Centres. They are planned to accommodate a lower level of development generally reflective of the range of services and facilities that they offer. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury
Local Wildlife Sites	Locally important sites of nature conservation adopted by local authorities for planning purposes.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Masterplan	A means of expressing a vision for how a development opportunity site could be designed. Often these are illustrative rather than detailed.
National Planning Policy Framework (NPPF)	Sets out the Government's planning policies for England and how these are expected to be applied.
Neighbourhood Plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Non-designated heritage asset	<p>Locally important heritage assets identified by the local planning authority, where there is often a strong local affinity or association:</p> <ul style="list-style-type: none"> • Areas of Local Archaeological Interest (including the Areas of Archaeological Potential and Sites of Archaeological Importance identified in Local Plans) • Buildings of local architectural or historic interest (Local List) • Locally important built assets not on the Local List • Locally significant historic parks and gardens • Other locally important historic landscapes
Open Countryside	The open countryside is defined as the area outside the settlement boundaries of those towns and villages in the Borough identified as Principal Towns, Key Service Centres, Local Services Centres or Villages. Settlement boundaries will be shown on the Proposals Map of the Local Plan.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals,



lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.

Out of centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Outdoor Sports facilities	Sports facilities with natural or artificial surfaces (and either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields and other outdoor sports areas – these facilities may have ancillary infrastructure such as changing accommodation or pavilions.
Planning obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Previously Developed Land	See 'Brownfield land'
Primary shopping area	Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
Primary and secondary frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Principal Town	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Priority habitats and species	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Ramsar sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Registered Battlefield	The Historic England Register of Historic Battlefields identifies 43 important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance.
Registered Parks and Gardens	Historic England compile a register of 'Historic Parks and Gardens'. Historic parks and gardens are a fragile and finite resource: they can


Renewable energy

easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance.

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land

Safeguarded Land is land between the urban area and the Green Belt. It aims to protect Green Belt in the longer term by reserving land which may be required to meet longer-term development needs .

Settlement Hierarchy

The Local Plan Settlement Hierarchy is set out in Policy PG2 of the Local Plan Strategy. It categorises settlements into four 'tiers' starting with the Principal Towns of Macclesfield and Crewe, which are considered to be the most sustainable locations for growth. The four 'tiers' are: Principal Towns, Key Service Centres, Local Service Centres and, finally, Other Settlements and Rural Areas.

Scheduled Ancient Monument

A nationally-important site or monument which is given legal protection against disturbance or change.

Self Build

Homes built by individuals or groups of individuals for their own occupation.

Site of Special Scientific Interest (SSSI)

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Small sites register

A register of small housing sites between 1 and 4 plots in size. The Government signalled in February 2016 through its 'Technical consultation on implementation of planning changes' that it may require councils to produce a small sites register to support development on smaller sites. The aim of the registers would also be to make it easier for developers and individuals interested in self-build and custom housebuilding to identify suitable sites for development, and also encourage more land owners to come forward and offer their land for development.



Special Areas of Conservation (SAC)	Areas given special protection under the European Union's Habitat Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Special Protection Areas (SPA)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Stepping stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Green Gap	An area of land designated to maintain and enhance the character and separate identities of the Borough's towns and villages. The Local Plan Strategy Policy 4a designates four Strategic Green Gaps between Crewe and Nantwich and between Crewe and its surrounding villages. The purpose of these Strategic Green Gaps is to provide long-term protection against coalescence, protecting the setting and separation of settlements and retaining the existing settlement pattern by maintaining the openness of land.
Strategic Site/Location	An important or essential site/area in relation to achieving the vision and strategic priorities of the Local Plan and which contributes to accommodating the sustainable development planned for over the local plan period.
Supplementary Planning Documents (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of potential policies and proposals to inform the development of the plan.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:</p> <ul style="list-style-type: none"> • Social progress that recognises the needs of everyone; • Effective protection of the environment; • Prudent use of natural resources; and • Maintenance of high and stable levels of economic growth and employment.

**Town Centre**

Area defined on the local authority's proposals/policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Wildlife Corridor

Areas of habitat connecting wildlife populations.

Windfall sites

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

World Heritage Site

A place that is listed by the United Nations Educational, Scientific and Cultural Organisation as of special cultural or physical significance which the World Heritage Committee considers as having outstanding universal value.



Appendix A Draft Site Allocations Methodology for Gypsy and Traveller Sites

Draft Site Allocations Methodology for Gypsy and Traveller Sites

Introduction

A.1 Meeting the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople is discussed in Section 7 of this Issues Paper. The following outline methodology to determine Gypsy and Traveller and Travelling Showpeople allocations in the SADPD draws from the report prepared by Peter Brett Associates on behalf of the Council '[Gypsy, Traveller and Travelling Showpeople Site Identification Study](#)' (April 2014).⁽⁹⁾

Proposed Stage	Comment
Stage 1 - Call for Sites Stage	Alongside the consultation on the SADPD Issues Paper, there is a Call for Sites including sites to meet the identified accommodation needs of Gypsies and Travellers and Travelling Showpeople.
Stage 2 - Review of information	This stage will collate the Call for Sites information submitted to the Council, alongside a review of: <ul style="list-style-type: none"> Existing authorised sites subject to full, temporary or personal consents or certificates of lawful use Existing unauthorised and 'accepted' sites and encampments Sites considered and the conclusions from previous land studies including the 2014 Gypsy and Traveller and Travelling Showpeople Site Identification Study
Stage 2 - Suitability and Availability Matrix	The application of broad suitability criteria, including absolute constraints, together with an assessment of likely availability. The broad suitability criteria are likely to include: <ul style="list-style-type: none"> Flood risk Environmental designations Green Belt and landscape Contamination and unstable land Noise issues Local amenity and environment Archaeology and conservation Consideration of the site size and location in relation to the existing settlement

9 Local Plan Strategy Examination Document Reference BE 008 <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>



Proposed Stage	Comment
Stage 3 - Detailed Site Assessment	Further and more detailed investigation of suitability centred on availability, suitability and deliverability factors noted above and additional criteria related to deliverability including consideration of viability. This stage will also evaluate sustainability appraisal and Habitats Regulations Assessment outcomes.
Stage 4 - identification of proposed sites and delivery options, including phasing	A list of sites with background evidence prepared for public consultation.

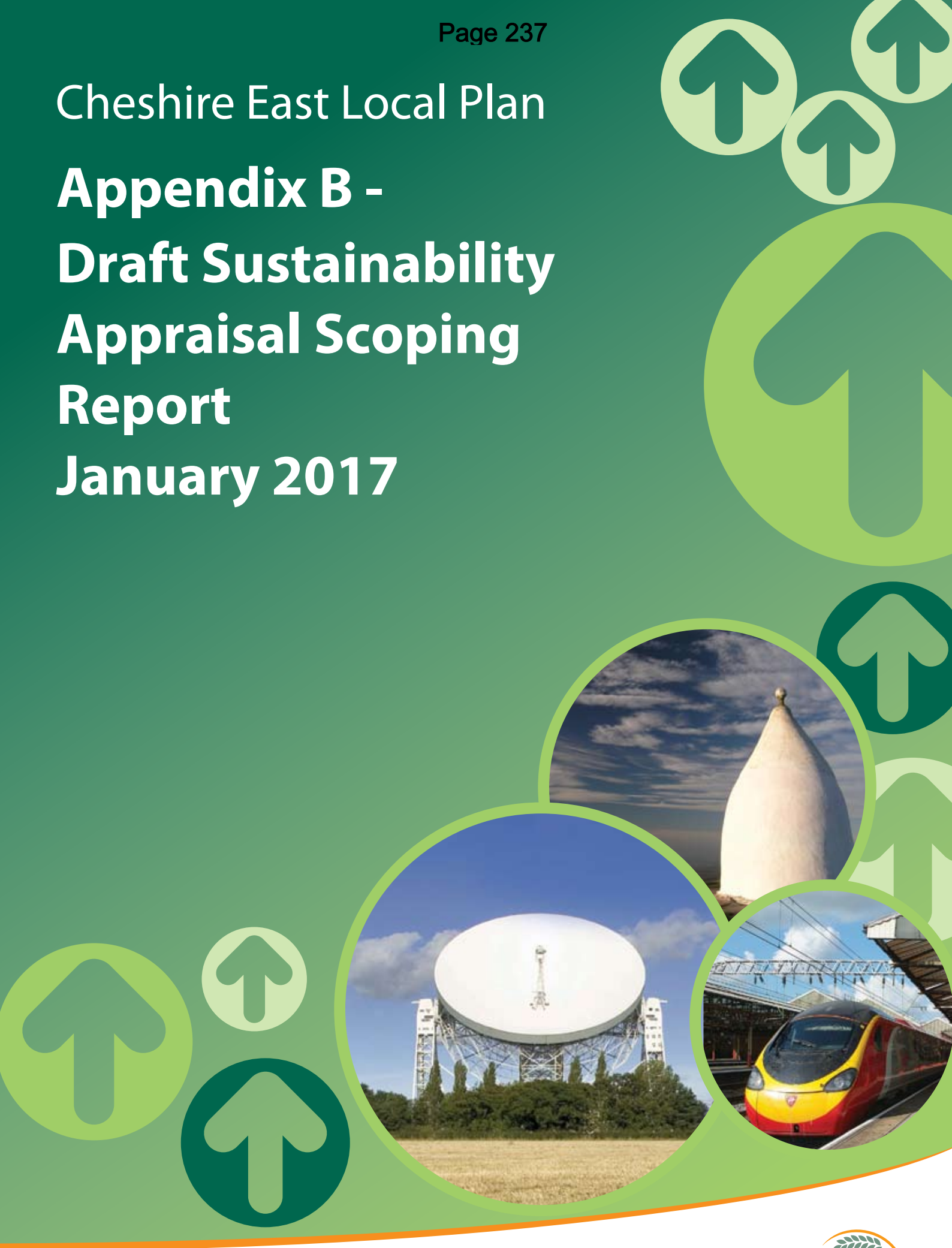
Table A.1 Draft Gypsy, Traveller and Travelling Showperson Site Selection Methodology (SSM)

Question 23

Do you agree with the approach set out above towards identifying sites for Gypsy and Traveller and Travelling Showpeople's accommodation?

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Cheshire East Local Plan
**Appendix B -
Draft Sustainability
Appraisal Scoping
Report
January 2017**





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1 Introduction

What is Sustainability Appraisal?

1.1 Sustainability Appraisal (SA) is a process to assess the social, environmental and economic impacts of a Plan, and is performed alongside the production of the Plan.

1.2 The National Planning Policy Framework (NPPF) (¶6) states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'*. It goes on to say that *'there are three dimensions to sustainable development: economic, social and environmental'* (NPPF, ¶7).

1.3 SA is required under:

- The Planning and Compulsory Purchase Act, 2004; and
- The Environmental Assessment of Plans and Programmes Regulations, 2004,⁽¹⁾ which places an obligation on the Council to undertake a Strategic Environmental Assessment on land use and spatial plans.

1.4 The NPPF (¶165) requires that *'a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors'*. Planning Practice Guidance provides clarity on the need for Sustainability Appraisal and Strategic Environmental Assessment in relation to plan development.

1.5 The integrated SA also incorporates the requirements of:

- **Strategic Environmental Assessment:** An assessment of the environmental implications of a Plan. The purpose of this assessment is to *'identify, describe and evaluate the likely significant effects on the environment of, (a) implementing the plan; and (b) reasonable alternatives, taking into account the objectives and geographical scope.'*⁽²⁾ As Strategic Environmental Assessment is integrated into the SA, there is a need to make sure it addresses all the requirements of this process. This is achieved by using a Checklist, available in Appendix C of this Report.
- **Equality Impact Assessment:** A tool for identifying the potential impact of a Plan on those who live, work or access the Borough. The Assessment also makes sure that the Local Plan fulfils the requirements of anti-discrimination and equalities legislation.
- **Health Impact Assessment:** Predicts the health consequences of implementing a Plan. It also identifies ways to enhance positive and minimise or avoid negative health impacts.
- **Rural proofing:** The process of scrutinising a Plan to make sure that impacts on rural areas are fully considered.

1 Which seeks to implement European Union Directive 2001/42/EC – Assessment of the Effect of Certain Plans and Programmes on the Environment, commonly known as the Strategic Environmental Assessment Directive

2 The Environmental Assessment of Plans and Programmes Regulation, 2004



1.6 In addition to the SA, the Local Plan will be subjected to a **Habitats Regulations Assessment (HRA)**. This is required under European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive), and seeks to identify the potential of the Local Plan to impact upon Natura 2000 sites - Special Protection Areas, Special Areas of Conservation and Ramsar Sites. The Council will undertake all the relevant HRA requirements to support the future development of the Site Allocations and Development Policies Document (SADPD) and the Minerals and Waste Development Plan Document (MWDPD).

1.7 SA and other associated forms of appraisal help to make sure that a plan delivers development that balances social, environmental and economic considerations.

What is this Report?

1.8 This Report is the Sustainability Appraisal: Scoping Report of the Local Plan (SA Scoping Report) that updates the previous version published in June 2012. The purpose of this Report is to identify the scope and methodology for the appraisal of the Local Plan and has been produced to make sure that the social, environmental, and economic issues previously identified are up to date.

1.9 The Report will:

- Identify the key social, environmental and economic issues facing Cheshire East;
- Develop a series of social, environmental and economic objectives for Cheshire East, based on the issues facing the Borough and the objectives of national, regional and local plans, policies and programmes; and
- Develop a series of tools for the assessment of the sustainability of the Local Plan.

The Local Plan

1.10 The Local Plan outlines the Development Plan for Cheshire East. It will set out the vision, objectives, spatial strategy, and policies for the development of the area up to 2030. The Local Plan will also assist in the delivery of the Sustainable Community Strategy for Cheshire East.

1.11 The Local Plan for Cheshire East will consist of three key documents, these are: the Local Plan Strategy; the SADPD; and the MWDPD. Further information on the Local Plan is available at: www.cheshireeast.gov.uk/localplan.

Local Plan Strategy

1.12 The Local Plan Strategy is the first, strategic part of the new Local Plan. It sets out planning policies and allocates sites for development up to 2030. Its vision, objectives and strategic policies are overarching and form the basis of the whole Local Plan.

Site Allocations and Development Policies Document

1.13 The SADPD will provide detailed planning policies and allocate sites for future development.



Minerals and Waste Development Plan Document

1.14 The MWDPD will have two main purposes:

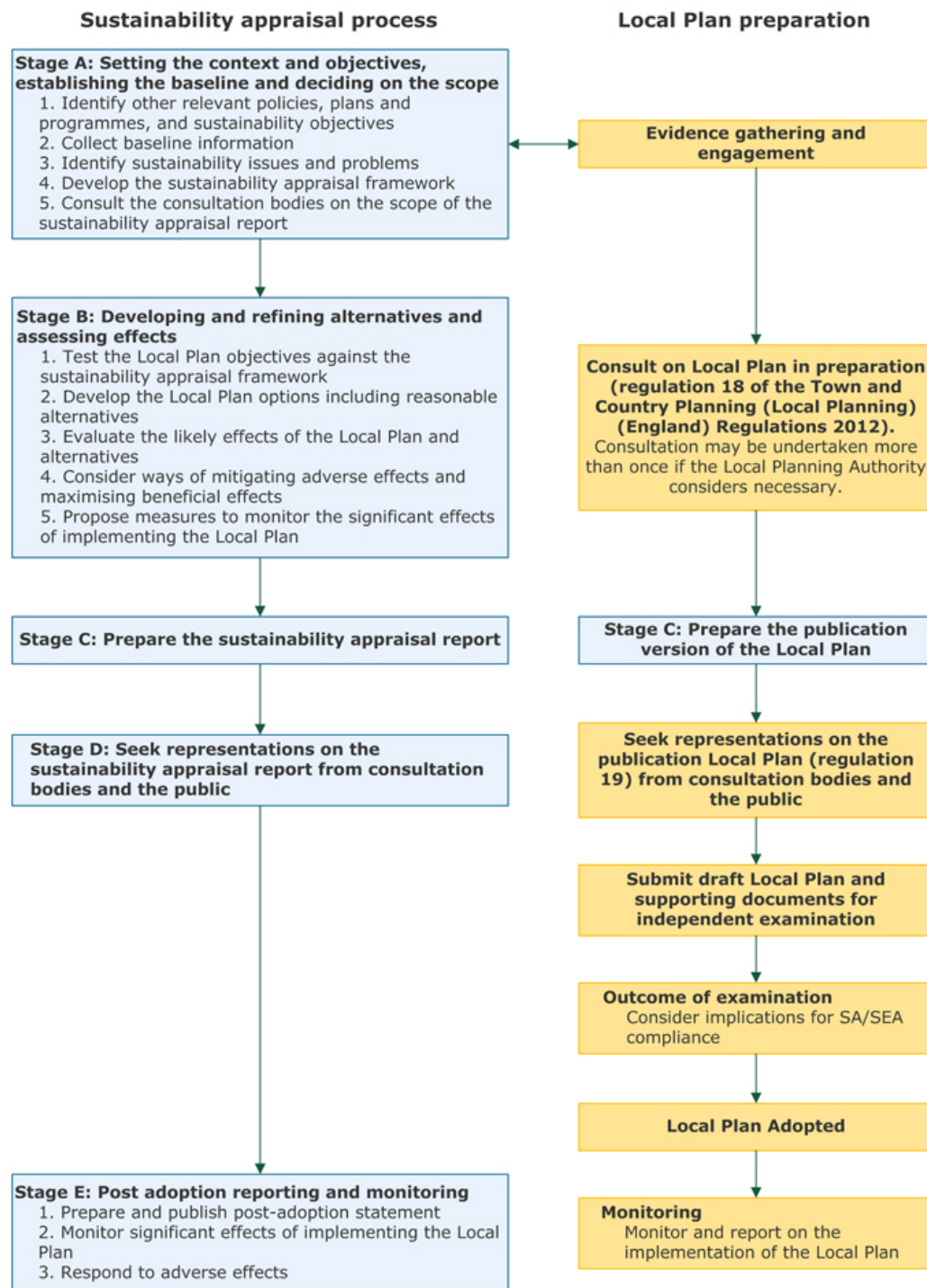
- It will identify mineral and waste site allocations along with establishing Mineral Safeguarding Areas (MSA); and
- It will set out detailed mineral and waste Development Management policies to guide planning application decisions in the Borough, excluding those areas within the Peak District National Park Authority.



2 How is the Sustainability Appraisal performed?

2.1 The SA is performed in five stages, which are carried out alongside the preparation of the Local Plan. The key stages of Local Plan preparation and their relationship with the SA process are shown in Figure 2.1.⁽³⁾

Figure 2.1 SA and Local Plan Stages



³ NPPG Paragraph: 013 Reference ID: 11-013
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/580027/sea1_013.Pdf, accessed 12/1/17



3 Stage A1: Related Plans and Policies

3.1 The SA process requires the review of relevant policies, plans and programmes. The purpose of this review is to:

- Identify any external social, environmental or economic objectives that should be taken into account in the SA.
- Identify other external factors, including sustainability issues, which might influence the preparation of the Local Plan.
- Determine whether other policies, plans and programmes might give rise to cumulative effects, either positive or negative, when combined with the Local Plan.
- Make sure that the Local Plan and its SA are in line with the requirements of relevant policies, plans and programmes and through this identify inconsistencies or constraints that will need to be addressed.
- Identify sustainability objectives, key indicators, and baseline data that should be reflected in the SA.
- Suggest ideas as to how any constraints can be addressed, and to help identify the sustainability objectives.

3.2 A detailed list of policies, plans and programmes that have been identified as part of this review are identified in Appendix A of this Report, and include national, regional and local policies, plans and programmes. The large range of international plans are considered to have been covered by national plans. Table 3.1 Includes a list of the regional/sub-regional and local policies, plans, and programmes that are reviewed in Appendix A of this Report.

Table 3.1 Regional/Sub-Regional and Local Policies, Plans and Programmes

Regional/Sub-Regional Policies, Plans and Programmes
Cheshire and Warrington Matters: A Strategic and Economic Plan for Cheshire and Warrington (Cheshire and Warrington Enterprise Partnership) (2014)
Unleashing the Potential of Cheshire and Warrington - Draft Sub-Regional Strategy (2010)
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2014)
North West River Basin District River Basin Management Plan (2015)
Countdown - The Cheshire Region Biodiversity Action Plan
The North West Regional Forestry Framework (2005)
Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011)
Cheshire Regional Local Geodiversity Action Plan (2004)
Cheshire Landscape Character Assessment (2009)
Cheshire Historic Landscape Characterisation Project (2007)
Nationally, Regionally and Sub Regionally Significant Waste Management Facilities
Low Carbon and Environmental Goods and Services Sector Strategy for England's Northwest (2010)
Sports Sector Strategy for England's Northwest 2010 to 2020
Local Plans of adjacent Authorities
Local Transport Plans (full and implementation plans) of adjacent Authorities



Regional/Sub-Regional Policies, Plans and Programmes
Joint Municipal Waste Strategy 2007 to 2020
Cheshire Sub-Regional Housing Strategy 2009-2012 (2009)
Local Policies, Plans and Programmes
Ambition for All - The Cheshire East Sustainable Community Strategy 2010
Corporate Plan 2016 to 2020 - Cheshire East Council
Cheshire East Local Transport Plan (2011)
Cheshire East Local Transport Plan: Implementation Plan (2011)
Cheshire East Rights of Way Improvement Plan (2011)
Rights of Way Improvement Plan Implementation Plan 2015
Economic Development Strategy for Cheshire East (2011)
Cheshire East Local Economic Assessment (2011)
Cheshire East Housing Strategy: Moving Forward 2011 to 2016 (2011)
Cheshire East Council Homelessness Strategy 2014 to 2017 (2014)
Local Air Quality Action Plan (2011)
Local Air Quality Strategy for Cheshire East Council (2011)
Draft Cheshire East Cycling Strategy (2015)
Cheshire East Visitor Economy Strategy (2011)
Macclesfield Economic Masterplan (2010)
All Change for Crewe (2010)
Crewe Civic and Cultural Quarter (2013)
Macclesfield Town Centre Vision (2014)
Parish Plans produced in Cheshire East
Village Design Statements produced in Cheshire East
Neighbourhood Plans made in Cheshire East
Local Area Partnerships
All Change for Crewe: High Growth City (2013)
Macclesfield Heritage and Cultural Strategy (2014)
Macclesfield Brownfield Land Initiative - Delivery Strategy
Cheshire East Local Plan Evidence Base documents
Crewe Town Centre Regeneration Delivery Framework for Growth (2015)
Waste Management Needs Assessment for Cheshire East Council (2014)
Cheshire East Council Municipal Waste Management Strategy to 2030 (2014)
Minerals Sites and Areas Assessments (2015)



4 Stage A2: Baseline Information

4.1 The SA process requires the collection of baseline information focusing on the social, economic and environmental characteristics of the Borough. This information is collected in order to:

- identify current baseline conditions in the area;
- find out trends in the data for the area;
- identify sustainability problems and opportunities;
- identify ways of dealing with problems and taking opportunities that exist in the area;
- predict likely effects resulting from the implementation of the Plan; and
- inform the development of the Local Plan.

4.2 Once the Local Plan is implemented, selected baseline data will also provide the basis for monitoring the sustainability effects resulting from the plan. This list is subject to revision as the plan progresses. Monitoring is performed to enable a clearer understanding of how situations are changing and will assist in identifying problems and alternative ways of dealing with them.

4.3 The baseline data collected for Cheshire East has been classified into nine categories, reflecting key areas for consideration identified in the Strategic Environmental Assessment guidance. These are:

- Biodiversity, Flora and Fauna
- Population and Human Health
- Water and Soil
- Air
- Climatic Factors
- Transport
- Cultural Heritage and Landscape
- Social Inclusiveness
- Economic Development

4.4 The Borough of Cheshire East is bounded by Cheshire West and Chester to the west, Warrington and the Manchester conurbation to the north, Shropshire and The Potteries conurbation to the south, and the Peak District National Park to the east.

Stage A2: Baseline Information





Category	Species/Habitats
Invertebrates	(Bees and Wasps: Sand Wasp, Cuckoo Bee and The Vernal Colletes, Mining Bee), Belted Beauty, Club-Tailed Dragonfly, Depressed River Mussel, Dingy Skipper, Downy Emerald, Lesser Silver Water Beetle, Mud Snail, Ringlet, Sandhill Rustic, Small Pearl-bordered Fritillary, Spotted Yellow/Black Leaf Beetle, Variable Damselfly, White Clawed Crayfish and White Letter Hairstreak.
Birds	Barn Owl, Black Necked Grebe, (Farmland Birds: Bullfinch, Corn Bunting, Grey Partridge, House Sparrow, Lapwing, Linnet, Reed Bunting, Skylark, Song Thrush, Starling, Tree Sparrow and Yellowhammer) and Spotted Flycatcher.
Mammals	Atlantic Grey Seal, (Bats: Common Pipistrelle, Soprano Pipistrelle, Noctule, Brown Long Eared, Whiskered and Brandts, Daubentons, Leislars, Natterers and Serotine), Brown Hare, Dormouse, Harvest Mouse, Otter, Polecat, and Water Vole.
Plants	Black Poplar, Ivy-leaved Water-crowfoot, Rock Sea-lavander, Bluebell, Mackay's Horsetail, Isle of Man Cabbage and River Water-Crowfoot.
Habitats	Hedgerows, Woodland, Arable Field Margins, Coastal & Floodplain Grazing Marsh, Coastal Sand Dune, Coastal Saltmarsh, Dry Stone Walls, Lowland Fen, Gardens & Allotments, Heathland, Lime beds, Lowland Raised Bog, Wood-Pasture and Parkland, Meres, Intertidal Mudflats, Ponds, Reedbeds, Roadside Verges, Traditional Orchards, Unimproved Grassland, and Waxcap Grasslands.

4.8 The flora and fauna exist in a range of varying environments, many of which have received some form of environmental designation in recognition of their importance.

4.9 The most prominent environmental designations in Cheshire East are:

- 414 **Local Wildlife Sites** (2013) - Locally valued sites of biological diversity;⁽⁵⁾
- 21 **Local Geological Sites** (2013) - Locally valued sites of geological or geomorphological value;⁽⁶⁾
- Eight **Local Nature Reserves** (2016) - Locally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain;⁽⁷⁾
- 33 **Sites of Special Scientific Interest** (2015) - Nationally important sites, designated as they are felt to represent the very best wildlife and geological sites in the Country;⁽⁸⁾
- Two **National Nature Reserves** (2014) - Nationally important sites established to protect the most important areas of wildlife habitat and geological formations in Britain;⁽⁹⁾
- One **Special Protection Area** (SPA) (2016) - Designated as a result of its importance as a habitat for rare and vulnerable birds and is of international importance;⁽¹⁰⁾
- Two **Special Areas of Conservation** (SAC) (2016) - Designated due to their potential to contribute towards the conservation of 189 habitat types and 788 species, identified as requiring conservation at a European level (excluding birds). These sites are internationally valued;⁽¹¹⁾

5 Cheshire East Council - Environmental Planning

6 Cheshire East Council - Environmental Planning

7 [Natural England](#)

8 [Natural England](#)

9 [Natural England](#)

10 [Joint Nature Conservation Committee](#)

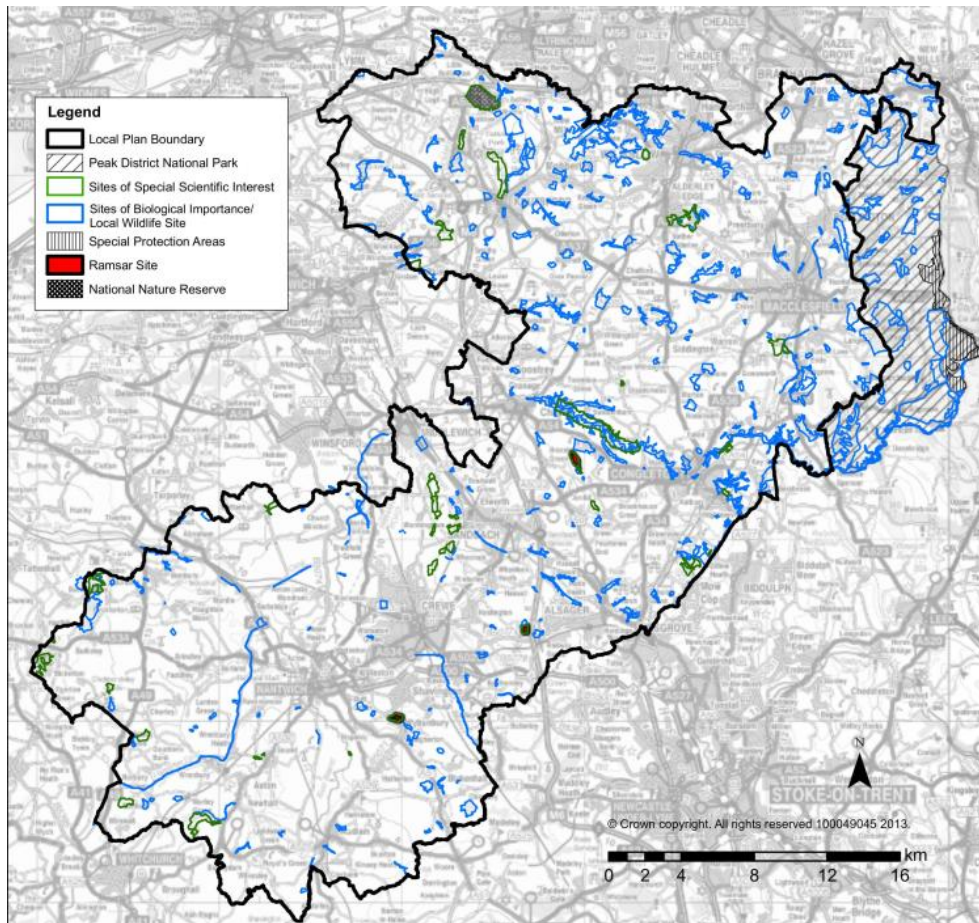
11 [Joint Nature Conservation Committee](#)



- Three **Ramsar** designations (2016) - Wetlands of international importance designated under the Ramsar Convention;⁽¹²⁾ and
- One **National Park** designation (2016) at the Peak District National Park - due to its outstanding beauty, and its ecological, archaeological, geological and recreational value.⁽¹³⁾

4.10 The distribution of key environmental designations is illustrated in Figure 4.2.

Figure 4.2 Key Nature Conservation Sites in Cheshire East



4.11 There are several issues that are currently affecting European sites within the influence of the Cheshire East Local Plan:⁽¹⁴⁾

- Hydrological changes
- Inappropriate water levels
- Water pollution
- Managed rotational burning
- Low breeding success/poor recruitment
- Inappropriate management practices
- Public access/disturbance
- Air pollution: impact of atmospheric nitrogen distribution

¹² [Joint Nature Conservation Committee](#)

¹³ [Peak District National Park](#)

¹⁴ [Site Improvement Plans by Region, Natural England](#)



- Wildfire/arson
- Vehicles
- Overgrazing
- Undergrazing
- Invasive species
- Changes in species distributions
- Inappropriate scrub control
- Game management: pheasant rearing
- Forestry and woodland management
- Habitat fragmentation
- Fertiliser use
- Inappropriate weirs, dams and other structures
- Disease
- Climate change
- Direct impact from third party
- Planning permissions
- Peat extraction
- Siltation

Summary of future baseline

4.12 Habitats and species have the potential to come under increasing pressure from the provision of new housing, employment and infrastructure in the Borough, including at designated sites. This could include from increased disturbance (recreational, noise and light induced) and atmospheric pollution, as well as the loss of habitats and fragmentation of biodiversity networks. The loss and fragmentation of habitats will be exacerbated by the effects of climate change, which has the potential to lead to changes in the distribution and abundance of species and changes to the composition and character of habitats.

Population and Human Health

4.13 Cheshire East has a population of 374,200 (2014); 51 per cent (190,900) are female and 49 per cent (183,200) are male.⁽¹⁵⁾ The Borough has a population density of 3.1 people per hectare.⁽¹⁶⁾

4.14 Cheshire East has a lower proportion of its population aged 15 to 34 and higher proportion of people aged over 65 than the average for England and Wales (2011). The statistics indicate that Cheshire East has an ageing population.⁽¹⁷⁾

4.15 Using 2010 population data, it is expected that Cheshire East's population will increase by 58,100 between 2010 and 2030 leading to an overall population figure of 427,100.⁽¹⁸⁾

¹⁵ [Office for National Statistics](#)

¹⁶ [Office for National Statistics](#)

¹⁷ [Office for National Statistics](#)

¹⁸ [Population projections produced by Opinion Research Services \(ORS\) for the Cheshire East Housing Development Study 2015, ORS, June 20125 \(Local Plan Exam Library ref \[PS E033\]\)](#)



4.16 There is limited ethnic diversity amongst Cheshire East's population (2011); 93.6 per cent of residents are White British, a further 3.2 per cent are from Other White groups, 1.6 per cent are Asian/Asian British, 0.4 per cent are Black/Black British, and 1.2 per cent are Chinese or Other Ethnic groups.⁽¹⁹⁾

4.17 In relation to religion, between 2001 and 2011 the proportion of Christians and Other religions has decreased, and the proportion of Hindus, Muslims, and Sikhs has increased.⁽²⁰⁾

4.18 In 2015, the health of people in Cheshire East was generally more varied than the England average. Deprivation is lower than the England average, however 7,700 children still live in poverty. Life expectancy for both men and women is higher than the England average. However, life expectancy is 9.0 years lower for men and 7.3 years lower for women in the most deprived areas of Cheshire East than in the least deprived Lower Super Output Areas.⁽²¹⁾

4.19 Between 2013 and 2014, 15.6 per cent of year 6 children in Cheshire East were considered to be obese; this is an increase on the 15.1 per cent classified in 2012 to 2013.⁽²²⁾

4.20 An estimated 17.3 per cent of adults smoke (2013) and 23.8 per cent are obese (2012).⁽²³⁾ In 2013 56.2 per cent of adults were physically active, which is slightly lower than the regional average.⁽²⁴⁾

4.21 The rate of new cases of malignant melanoma is worse than the England average. Early deaths from cardiovascular diseases and early deaths from cancer are better than average.⁽²⁵⁾ However, the rate of road injuries and deaths is higher than the North West and England,⁽²⁶⁾ possibly as a result of the high dependency on the private car.⁽²⁷⁾

Summary of future baseline

4.22 Population increases experienced in the Borough are likely to continue. Population trends will result in a further increase in the proportion of older people in the Borough.

4.23 Broadly speaking, the health of the population in the Borough is varied and this trend is likely to continue. Ongoing budget pressures to community services have the potential to lead to effects on health and wellbeing over the longer term.

4.24 Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts for individuals, including increasing the risk of a range of diseases (heart disease, diabetes and some forms of cancer).

4.25 The Borough has an ageing population; this trend is likely to continue and has the potential to increase pressures on healthcare services.

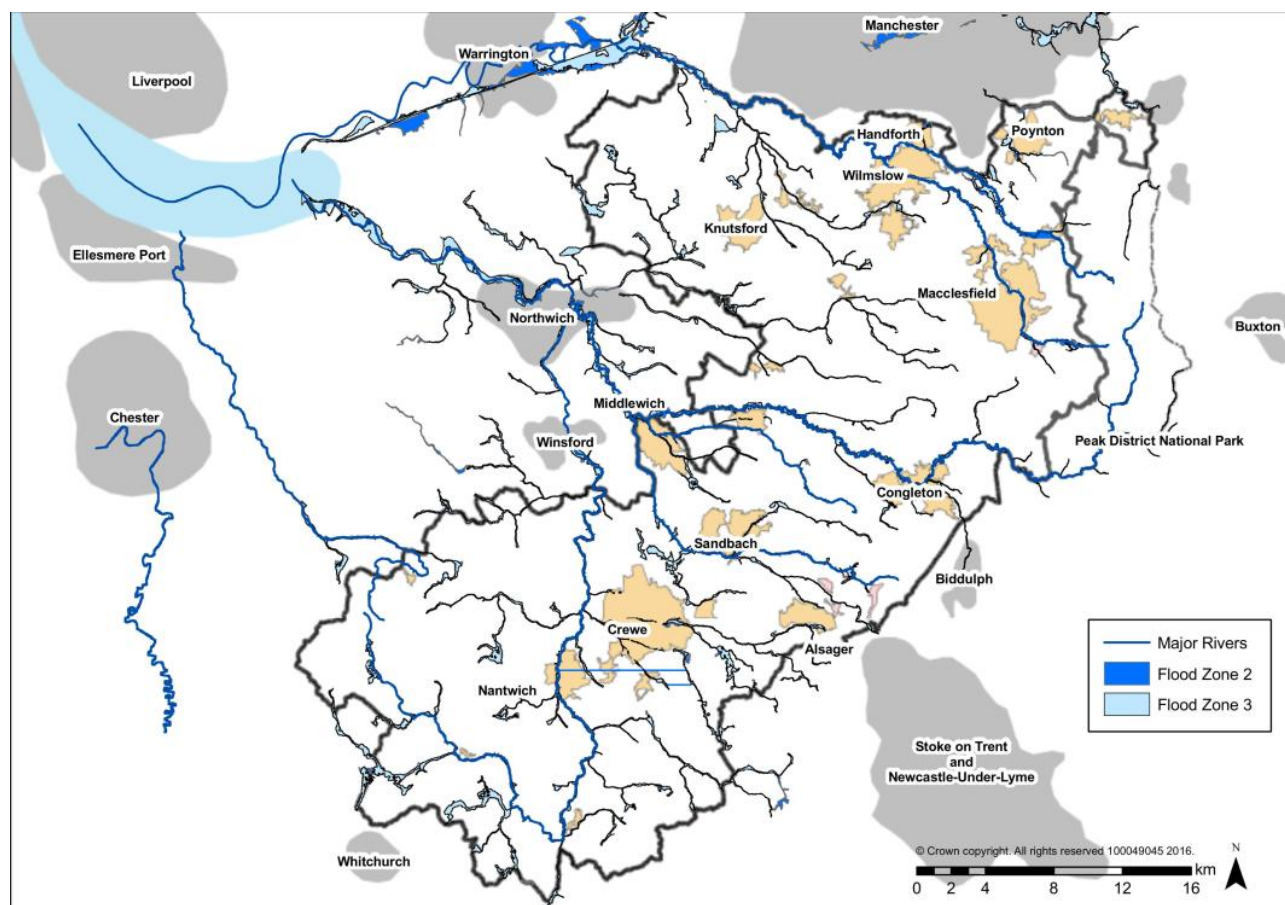
19 [Office for National Statistics](#)
 20 [Office for National Statistics](#)
 21 [Public Health England](#)
 22 [Public Health England](#)
 23 [Public Health England](#)
 24 [Public Health England](#)
 25 [Public Health England](#)
 26 [Public Health England](#)
 27 [Office for National Statistics](#)



Water and Soil

4.26 Cheshire East has a diverse aquatic environment focused on the range of larger and smaller rivers in the Borough. Some of the larger rivers in the Borough include the Weaver, Wheelock, Croco, Dean, Bollin and Dane. The location of these and other rivers and their tributaries, along with the areas of flood risk is indicated in Figure 4.3.

Figure 4.3 Main Rivers and Areas of Flood Risk in Cheshire East



4.27 Cheshire East is located in two river catchment areas; these are the Weaver/Gowy and the Upper Mersey. There are priority issues outlined in the North West River Basin District River Basin Management Plan (2015) for both river catchment areas:⁽²⁸⁾

- Weaver/Gowy - pollution from rural areas, waste water, and physical modifications
- Upper Mersey - diffuse pollution (urban and rural), pollution from waste water, and physical modifications

4.28 Ecological river quality has appeared to decline between 2014 and 2015 falling from 85 per cent good and 4 per cent fail to 31 per cent moderate, 46 per cent poor and 23 per cent bad. Chemical river quality has improved between 2014 and 2015 increasing from 15 per cent to 100 per cent good.⁽²⁹⁾

²⁸ [Defra and Environment Agency](#)

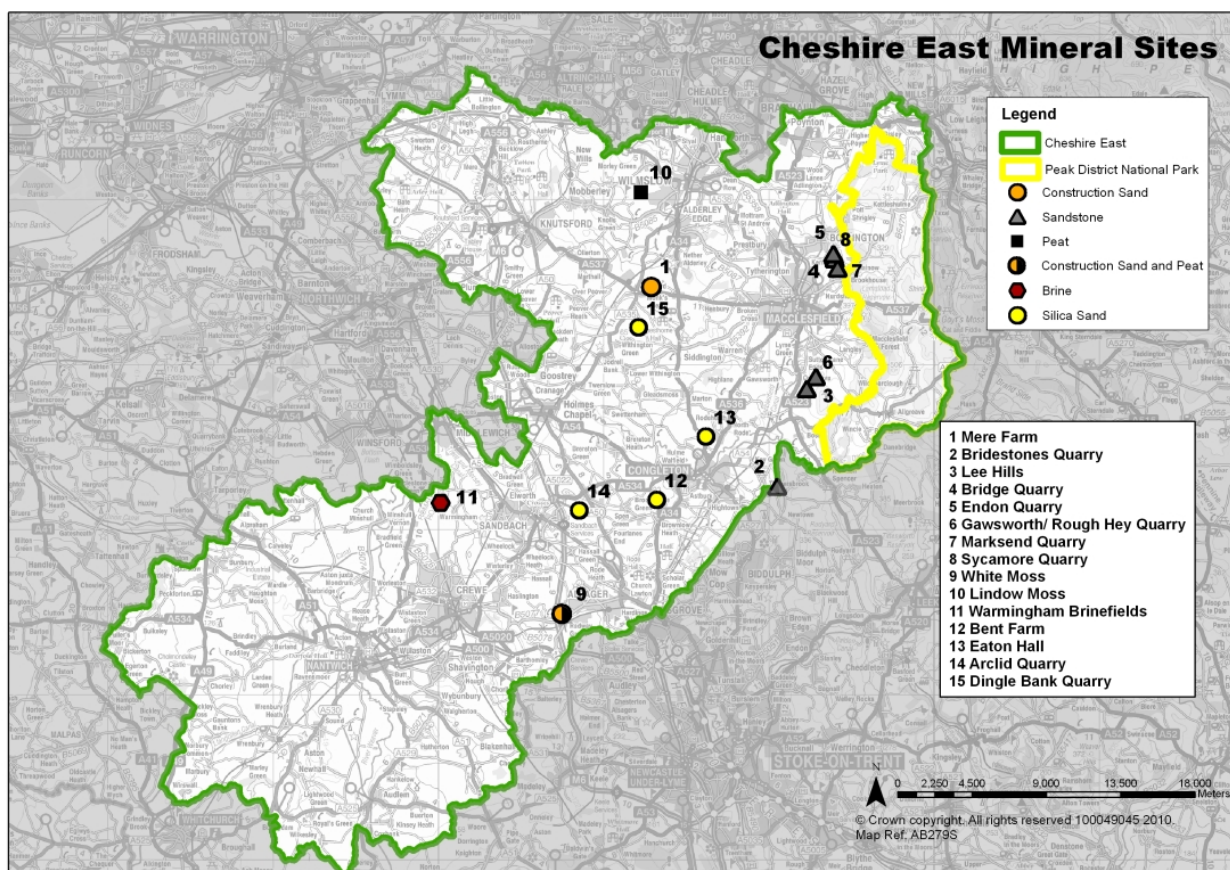
²⁹ [Environment Agency](#)



4.29 According to United Utilities, Cheshire East is divided into two water extraction areas; the South and West, and the North and East, with water extracted from a mixture of boreholes and surface water sources. The diverse sources of water used in the Borough mean that changes to water usage can have implications beyond the Borough boundary.

4.30 Mineral resources currently extracted in Cheshire East include silica (or industrial) sand, construction sand and gravel, sandstone (hard/crushed rock), salt (brine) and peat. Permitted extraction sites are situated across the Borough.⁽³⁰⁾ The location of these sites is indicated in Figure 4.4.

Figure 4.4 Mineral Sites in Cheshire East (2011)



4.31 From 2012 sales of sand and gravel have increased steadily until 2014, which experienced a substantial rise (equating to a rise of 307 per cent) followed by a 9.3 per cent increase in 2015. Prior to this (2008 to 2011) a marked decline was experienced with some of this decline attributed to the wider economic downturn of 2008/2009 and consequential reduction in construction activity and demand for aggregates. It is not yet possible to monitor long term sales patterns in Cheshire East as a former Cheshire sub-region. Crushed rock sales have increased from 0.001mt in 2014 to 0.002mt in 2015. Sales from the sub-region are consistently very low owing to the material being low grade and is largely used as dressing stone.⁽³¹⁾

30 Cheshire East Council - Spatial Planning

31 Annual Monitoring Report 2016 for North West Aggregate Working Party Data to December 2015.



4.32 Cheshire East (10.9 per cent) has proportionately more Grade 1 and 2 land than the North West (7.4 per cent), but less than England (17.4 per cent). In terms of Grade 3 land however, Cheshire East (67.4 per cent) has proportionately more than both the North West (34.8 per cent) and England (49.6 per cent).⁽³²⁾ In total, Cheshire East has proportionately more Grade 1, 2 and 3 land than the North West and England.

4.33 In 2014/15, the total amount of household waste generated in Cheshire East was 181,268 tonnes; a slight increase on the previous year, of which about 57 per cent was sent for recycling and composting.⁽³³⁾

4.34 The average amount of household waste collected per head of population in Cheshire East in 2014/15 was 483kg. This represents a 2.1 per cent increase across a 3 year monitoring period. In 2014/15, 100 per cent of Cheshire East households were served by the kerbside collection of at least two recyclables.⁽³⁴⁾

Summary of future baseline

4.35 Existing planning policy encourages the efficient use of land and a preference for the development of brownfield land where possible. Future housing, employment and infrastructure growth is likely to result in further loss of greenfield and agricultural land. In line with the NPPF, the Council should seek to use areas of poorer agricultural land in preference to those of higher quality.

4.36 Due to increasing legislative and regulatory requirements, there are increasing pressures to improve recycling and composting rates and move towards zero waste to landfill. However, potential population increases within the Borough may increase pressures on recycling and waste management facilities. Furthermore, Defra's estimation for waste growth shows that national waste growth and estimates of future waste arisings expected to remain consistent with current levels. This is because widespread initiatives to reduce waste and improve materials reuse and recycling are likely to reduce long-term production of waste.

4.37 Water availability in the wider area may be affected by regional increases in population and an increased occurrence of drought, which is estimated to become increasingly prevalent as a result of climate change.

4.38 Water quality is likely to continue to be affected by pollution incidents in the area and physical modifications to water bodies. In the short to medium term, the requirements of the Water Framework Directive are likely to lead to improvements to water quality in watercourses in the wider area.

Air

4.39 There has been a growing body of evidence to suggest that poor air quality may have a negative effect on sensitive individuals. Air pollutants can also impact on vegetation, disrupt natural ecosystems and lead to the corrosion of buildings and monuments. Additionally, many pollutants are also greenhouse gases, which contribute to climate change.

32 [Cheshire East Council - Report on the Role of the Best and Most Versatile Land in Cheshire East. Local Plan Exam Library Ref \[PC B025\]](#)

33 Cheshire East Council - Recycling and Waste Performance Statistics

34 Cheshire East Council - Spatial Planning/Department for the Environment, Food and Rural Affairs



4.40 Those areas with the poorest air quality must be declared as Air Quality Management Areas. Following this declaration the Local Authority must produce an Air Quality Action Plan, showing how it intends to work towards achieving the national air quality objectives.

4.41 In Cheshire East there are 13 Air Quality Management Areas (2015).⁽³⁵⁾ These are shown in Table 4.2.

Table 4.2 Air Quality Management Areas in Cheshire East

Air Quality Management Areas			
A556 Chester Road, Mere	A523 London Road, Macclesfield	A34 West Road, Congleton	Nantwich Road, Crewe
A50 Manchester Road, Knutsford	A34 Lower Heath, Congleton	M6 Cranage, Nr. Holmes Chapel	Earle Street, Crewe
A6 Market Street, Disley	A54 Rood Hill, Congleton	A5022/A534, Sandbach	Wistaston Road, Crewe
			Hospital Street, Nantwich

4.42 One of the main causes of air pollution in Cheshire East is from transport. Car and van ownership in Cheshire East is significantly higher than that for the North West and England,⁽³⁶⁾ whilst the distances travelled to work are also high (2011).⁽³⁷⁾

Summary of future baseline

4.43 New housing and employment provision in the Borough and sub-regionally has the potential to have adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as nitrogen dioxide. Areas of particular sensitivity to increased traffic flows are likely to be routes with the largest congestion issues, including those with designated Air Quality Management Areas.

Climatic Factors

4.44 Climate change is the formal term given to the fluctuation of the Earth's temperature. Although it naturally fluctuates, during the last 100 years or so, the lowest parts of the atmosphere have warmed up on average by about 0.6°C; this represents a rapid increase beyond that expected of normal climatic fluctuations.

4.45 This rapid increase in temperature coincides with increased levels of greenhouse gases in the atmosphere resulting from the combustion of fossil fuels for energy and transportation. Due to this a number of targets have been set for the reduction of carbon dioxide emissions (the most abundant greenhouse gas).

4.46 Between 2010 and 2013, the amount of carbon dioxide emissions have fluctuated, but was lower in 2013 than in 2010, as indicated in Table 4.3.⁽³⁸⁾

35 Cheshire East Council - Air Quality Team

36 [Office for National Statistics](#)

37 Table DC7701EWIa (Method of travel to work (2001 specification) by distance travelled to work), 2011 Census, Office for National Statistics. ONS Crown Copyright 2016. ONS licensed under the Open Government Licence v. 1.0.

38 Local and Regional Carbon Dioxide Emissions Estimates for the UK. Produce by RICARDO-AEA and Aether for the Department for Energy and Climate Change, June 2015

Table 4.3 Emissions of Carbon Dioxide (CO₂)

Sector	2010	2011	2012	2013
Industrial and commercial	1,116kt CO ₂	1,026kt CO ₂	1,124kt CO ₂	1,070kt CO ₂
Domestic	986kg CO ₂	855kg CO ₂	921kg CO ₂	901kg CO ₂
Road transport	1,223kg CO ₂	1,197kg CO ₂	1,191kg CO ₂	1,180kg CO ₂
Land use, land use change & forestry	45kg CO ₂	44kg CO ₂	42kg CO ₂	41kg CO ₂
Total	3,370kg CO₂	3,123kg CO₂	3,277kg CO₂	3,191kg CO₂

4.47 Reducing greenhouse gas emissions will primarily be achieved through a combination of reducing emissions from buildings, (through changes to building uses and improved build standards) and reducing emissions from transport (encouraging modal shift and reducing need to travel).

4.48 Improvements have already been achieved to build standards, linked to changes to building regulations. During the 2014/15 monitoring period, the average SAP rating received by new build dwellings across Cheshire East was 81.0; this compares to 82.3 in the 2013/14 monitoring period. This is significantly higher than the average for existing dwellings across Cheshire East of 55.⁽³⁹⁾

4.49 However, the reliance on private transport remains high, with the estimated miles driven by vehicles increasing between 2012 and 2014 from 2,163,529 vehicle miles to 2,255,026 vehicle miles.⁽⁴⁰⁾

Summary of future baseline

4.50 Climate change has the potential to increase the occurrence of extreme weather events in the Borough, with increases in mean summer and winter temperatures, increases in mean precipitation in winter and decreases in mean precipitation in summer. Carbon dioxide emissions are likely to decrease as energy efficiency measures, renewable energy production and new technologies become more widely adopted. This includes relating to transport, as increased take up of more energy efficient vehicles and electric vehicles takes place. However, increases in the built footprint of the Borough may lead to increases in overall emissions if efficiency measures do not keep pace.

Transport

4.51 The extensive road network in the Borough includes the M6, which runs north to south through the centre of Cheshire East and the M56 running east to west. The M56 links to the M6 in the north of the Borough. There are also 14 primary 'A' roads in Cheshire East.

4.52 The rail network is accessible from 22 railway stations across the Borough, located on one or more of the rail lines radiating from Crewe. These are the West Coast Main Line to Glasgow and London, the Stoke-on-Trent/Derby Line, the Shrewsbury/South Wales Line, the Chester/Holyhead Line, and the Greater Manchester line. Macclesfield is on the West Coast Main Line - Stoke-on-Trent route, giving access to Greater Manchester and London Euston.

39 Cheshire East Council - Civicance

40 [Department for Transport](#)



4.53 Over the last three years the number of vehicle travel miles has increased from 2,163,529 thousand vehicle miles in 2012 to 2,255,026 thousand vehicle miles in 2014.⁽⁴¹⁾

Summary of future baseline

4.54 Given the rural nature of the majority of the Borough and high levels of car ownership, the car is likely to remain a dominant form of transport in the Borough over the coming years. New housing and employment provision also has the potential to increase traffic flows without appropriate locational policies and interventions. As such, congestion is likely to continue to be an issue for parts of the Borough. Whilst negative effects of new development on the transport network are likely to be mitigated to a degree, there will be a continuing need for development to be situated in accessible locations that limit the need to travel by private car.

Cultural Heritage and Landscape

4.55 Cheshire East contains a valued, varied and unique heritage, which includes a number of cultural and environmental assets. These assets include Macclesfield's industrial heritage, Little Moreton Hall, Crewe's railway heritage, Tatton Park, Lyme Park, Quarry Bank Mill, Tegg's Nose, the canal network, historic towns and parts of the Peak District National Park, amongst others. Other unique attractions include a wealth of historic Parks and Gardens and Jodrell Bank Radio Telescope.

4.56 Formal cultural designations in Cheshire East include:

- **76 Conservation Areas** of varying size and scale (2016) - Designated as a result of the special character of development that has taken place in them. In and adjoining these Areas there is a statutory duty to pay 'special attention' to development with the intention of preserving/enhancing its character or appearance;⁽⁴²⁾
- **Listed Buildings** (2016) - Those of particular merit, for reason of architectural quality, their social or economic history, association with well known characters or events or because of their group value with other Listed Buildings. There are 2,641 listings covering a number of different gradings;⁽⁴³⁾
- **106 Scheduled Monuments** (2016) - Historically important sites and monuments;⁽⁴⁴⁾
- **17 historic Parks and Gardens** (2016) - Viewed as a distinctive and much cherished part of our inheritance;⁽⁴⁵⁾
- **Ten areas of archaeological potential** (2015) - Parts of the country where it is deemed likely that buried archaeology has survived;⁽⁴⁶⁾ and
- **One registered battlefield** (2016) - Designated as a result of the importance of events that took place there.⁽⁴⁷⁾

4.57 Cheshire East's landscape is dominated by the flat topography of the Cheshire Plains, containing a number of meres, ponds and marshes; however variety is provided as a result of the closeness of the Peak District to the east and the Mid-Cheshire Ridge to the west.

41 [Department for Transport](#)

42 Cheshire East Council - Environmental Planning

43 [Historic England](#)

44 [Historic England](#)

45 [Historic England](#)

46 Cheshire East Council - Environmental Planning

47 [Historic England](#)



4.58 Much of the northern part of the Borough, and a smaller area to the east, lies in the Green Belt. Green Belt is intended to prevent urban sprawl, protect the countryside and assist in the regeneration of urban areas. Cheshire East has 40,730ha of land designated as Green Belt (2015).⁽⁴⁸⁾

4.59 Green Gap is a local designation, introduced to achieve similar objectives to Green Belt; Cheshire East has 1,284.94ha of land identified as Green Gap in the south of the Borough (2016).⁽⁴⁹⁾

Summary of future baseline

4.60 New development in the Borough has the potential to impact on the fabric and setting of cultural heritage assets. This includes through inappropriate design and layout. It should be noted, however, that existing historic environment designations will offer a degree of protection to cultural heritage assets and their settings. Also new development need not be harmful to the significance of a heritage asset; new development may be an opportunity to enhance the setting of an asset and better reveal its significance.

4.61 New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the Borough. This includes from the loss of landscape features and visual impact. There may also be potential effects on landscape/townscape character and quality in the vicinity of the road network due to an incremental growth in traffic flows.

Social Inclusiveness

4.62 In 2014, Cheshire East contained 168,360 dwellings.⁽⁵⁰⁾ Of these, 89.2 per cent were private sector, 11.6 per cent were operated by a private registered provider and 0.1 per cent were owned by the Local Authority.⁽⁵¹⁾

4.63 The Objectively Assessed Need (OAN) (2015) for Cheshire East is 36,000 dwellings over the Local Plan period (2010 to 2030), which equates to 1,800 dwellings per year.⁽⁵²⁾

4.64 House prices across Cheshire East started to increase from 2013, with the mean overall house price being £159,700 in February 2016, compared to £117,100 in the North West.⁽⁵³⁾

4.65 The Index of Multiple Deprivation data (IMD 2015) combines a number of economic, social and environmental based indicators to assess and identify levels of deprivation in a particular area. IMD 2015 show that Cheshire East is one of the least deprived Local Authorities in the Country, reflected in the national rankings, which highlights that it is 223rd out of 326 Local Authorities.⁽⁵⁴⁾

48 [Department for Communities and Local Government](#)

49 Cheshire East Council - Spatial Planning

50 [Department for Communities and Local Government](#)

51 [Department for Communities and Local Government](#)

52 [Cheshire East Housing Development Study 2015, Opinion Research Services, June 2015 \(Local Plan Exam Library ref \[PS E033\]\)](#)

53 Land Registry House Price Index up to February 2016 (published in March 2016)

54 Index of Multiple Deprivation from the 2015 Indices of Deprivation, Department for Communities and Local Government, Sept 2015



Summary of future baseline

4.66 The suitability of housing for local requirements depends in part on the successful implementation of appropriate housing policies taken forward through the Local Plan. However, without interventions, the affordability, suitability and quality of housing in the Borough may continue to be an issue. Unplanned development may also have wider implications in terms of transport and access to infrastructure or the natural environment.

Economic Development

4.67 The Borough has a job density of 0.92 jobs per person (2014). This is higher than the average job density for both the North West and Great Britain.⁽⁵⁵⁾

4.68 Cheshire East performs better than the regional and national averages in terms of skill levels, with 40.4 per cent of residents having received NVQ level 4 (degree level) or above, compared to 30.9 per cent in the North West and 36.0 per cent in Great Britain.⁽⁵⁶⁾

4.69 The percentage of people employed in professional occupations is significantly higher than in the North West and Great Britain, with sales and customer service occupations having the lowest percentage.⁽⁵⁷⁾ The percentage of residents in employment is higher than both the regional and Great Britain average, with the percentage unemployed being lower.⁽⁵⁸⁾ This is, perhaps, reflected in the low percentage of Jobseeker's Allowance claimants compared to both the North West and Great Britain averages.⁽⁵⁹⁾

4.70 In Cheshire East 29,183 people travel over 20km to work (2011), which equates to 16.0 per cent of the population, and is significantly higher than for the North West (11.4 per cent) and England (13.6 per cent).⁽⁶⁰⁾

Summary of future baseline

4.71 The District has significantly larger proportions of people in professional occupations, and significantly fewer in sales and customer service occupations when compared to regional and national averages; this trend is likely to continue in the absence of a major shift in the nature of the local economy.

4.72 The rural economy will continue to play a large part in the economic vitality of the Borough.

4.73 The Borough also has an important tourism offer and historic legacy, which provides significant opportunities for the economy.

4.74 An increasing trend of homeworking, self-employment and home based businesses is likely to have influence on the Borough's economic landscape in forthcoming years.

55 Jobs density data, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright
 56 Annual Population Survey, Jan-Dec 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 57 Annual Population Survey, Oct 2014 - Sept 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 58 Annual Population Survey, Oct 2014 - Sept 2015, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 59 Jobseeker's Allowance Count, Office for National Statistics (ONS), NOMIS. ONS Crown Copyright.
 60 Table DC7701EW1a (Method of Travel to work (2001 specification) by distance travelled to work), 2011 Census, Office for National Statistics. ONS Crown Copyright 2016. ONS Licensed under the Open Government Licence v. 1.0.



Conclusion

4.75 The baseline data collected provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.

4.76 The baseline data highlights a number of areas where policies may be produced along with issues that should be considered to make sure the social, economic and environmental benefits outweigh the negatives.

Difficulties in collecting data and limitations of the data

4.77 Ideally the baseline information would be entirely up to date, unfortunately due to a combination of the time it takes to collate data and data availability, this has not been possible. As far as possible the most up to date information has been used for each set of data provided.



5 Stage A3: (Part 1) Issues

5.1 The SA process requires the identification of environmental, economic and social issues affecting Cheshire East. This is informed by information from a range of sources including:

- Issues and objectives identified in relevant plans and policies.
- Baseline data for Cheshire East.
- Community and stakeholder consultation.

5.2 The social, environmental and economic issues identified in the SA will inform the development of the SA Framework and the scope of the Local Plan.

5.3 The key sustainability issues identified in Cheshire East are found in Table 5.1.

Table 5.1 Key Sustainability Issues

Key Sustainability Issues	
Social	
1	Cheshire East has an older age profile than the UK as a whole, which is exacerbated by the attractiveness of the area as a retirement destination. This will have implications for the types of development and services that will be required to meet the needs of society.
2	Deprivation across Cheshire East is lower than average, however there are pockets of deprivation throughout the Borough.
3	There is a need to make sure that Cheshire East has a good standard of equality and social inclusion.
4	There are some significant health inequalities between parts of Cheshire East.
5	The housing needs of Cheshire East are diverse, creating demand for a variety of housing types, tenures and affordability.
6	There is a need to make sure that vibrant rural communities are maintained.
7	Residents of Cheshire East have a high reliance on private transport; this must change by reducing the need to travel and promoting and encouraging sustainable forms of transport, especially walking, cycling and public transport.
8	The ability to easily access jobs, public transport, and services and facilities needs to be increased throughout Cheshire East. This will contribute to the creation of sustainable and more self-contained communities and reduce the need to travel by private vehicle.
9	Although Cheshire East is a safe place, there are some crime hot-spots and areas where public confidence in community safety needs to be improved.
10	There is a need to provide the infrastructure, services, and facilities to sustain the existing and future communities of the Borough.
Environmental	
11	The world's climate is changing, which is likely to have implications for Cheshire East in the short, medium and long term. The causes and effects of climate change should be reduced and adapted to where possible.
12	Water is increasingly recognised as an important resource that needs to be managed. Therefore, there is a need to manage water quality, quantity, and flood risk to make sure that supply can meet demand, and that the risk of flooding is minimised.
13	Cheshire East has a number of Air Quality Management Areas, leading to concern about air quality in general.



Key Sustainability Issues	
14	There is a need to conserve and enhance the biodiversity and geodiversity of the Borough, particularly those sites and species that are designated.
15	Agricultural land quality in Cheshire East is below both the regional and national averages. However, there is a need to retain the most productive agricultural land available in the Borough to maintain local food production and support the agricultural sector.
16	There is a need to conserve and enhance the Borough's heritage assets, particularly those that are designated.
17	The average consumption of both gas and electricity in Cheshire East are above the regional and national averages. This increases the need to promote energy efficiency and the use of renewable energy technologies in new and existing development.
18	The amount of waste produced by each household in Cheshire East is relatively high. Although a large percentage is recycled, the amount of residual waste remains an issue. There is a need to provide the infrastructure to manage this waste sustainably.
19	Mineral extraction is an important part of the local economy, additionally a number of local resources are of national importance. However, promotion of more efficient use and recycling of materials needs to be increased to reduce the need for virgin materials and manage the implications of their extraction.
20	The re-use or redevelopment of previously developed land, buildings and infrastructure should be prioritised over development of greenfield sites. However, it must be recognised that certain previously developed sites form valuable ecosystems and may be more beneficial retained to enhance the biodiversity of an area.
21	The rate at which land and resources are used needs to be managed to increase sustainability in the short, medium, and long term.
22	Green Infrastructure and open spaces are a valuable resource. Although Cheshire East is considered a green area, significant shortages to the quantity and quality of open spaces exist, particularly in urban areas.
Economic	
23	There is a need to make sure that a sustainable, competitive and low-carbon economy is continued to be promoted in both urban and rural areas.
24	There is a need to encourage innovation and diversity in both new and existing businesses.
25	Cheshire East residents generally have a high level of education. However, there are significant disparities between educational attainment across the Borough.
26	A lower percentage of Cheshire East residents are unemployed than the average for the North West and Great Britain. However, unemployment remains an issue.
27	Cheshire East has a diverse rural area that makes a significant contribution to the Borough's economy. This needs to be supported and maintained in the future.
28	There is a need to make sure that town and village centres across Cheshire East continue to be vital and viable. Some towns and villages may need growth to support viable communities and regenerate areas in decline.
29	Town and village centre retail provision changes over time. However, there is a need to make sure that these changes reflect the character and needs of the place and community.



6 Stage A3: (Part 2) Objectives

6.1 Following on from the identification of key issues, the SA requires the development of a series of social, environmental and economic objectives for the Borough.

6.2 The SA objectives were chosen to address the predominant sustainability issues present in the Borough, whilst also ensuring that a balance between social, economic and environmental considerations are established. These objectives focus on outcomes (or ends), not on how the outcomes will be achieved (inputs or means).

6.3 The objectives aim to make sure that the Plan will create a place that people can and want to live, work and play. The objectives can be seen in Table 6.1.

Table 6.1 Sustainability Objectives

Sustainability Objectives	
Social	
1	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
4	Create an environment that promotes healthy and active lifestyles.
5	Maintain and/or create vibrant rural communities.
6	Create a safe environment to live in and reduce fear of crime.
7	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.
Environmental	
8	To adapt to and mitigate the impacts of climate change.
9	Positively address the issues of water quality and quantity, and manage flood risk in the Borough.
10	Manage the impacts of development and associated activities to positively address all forms of pollution.
11	Protect and enhance biodiversity, habitats, geodiversity and important geological features; particularly those that are designated.
12	Protect and enhance the quality, integrity and distinctiveness of the area's heritage, landscapes and townscapes; particularly those that are designated.
13	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.
14	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
15	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land, and optimise the re-use of previously developed land, buildings and infrastructure.



Sustainability Objectives	
Economic	
17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
19	Positively manage the Borough's diverse rural economy.
20	Improve access to education and training, and the links between these resources and employment opportunities.

Coverage of Objectives

6.4 The SA objectives are intended to work towards the improvement of the sustainability issues identified in the Borough. The coverage of sustainability issues by objectives is identified in Appendix B.

Compatibility of Objectives

6.5 In order to make sure that the identified objectives can all be achieved and are complementary there is a need to assess their compatibility. This assessment is performed by considering the likely implications of working towards the achievement of the objective, although it is acknowledged that likely impacts are effected by implementation, which cannot always be predicted at this stage.

Stage A3: (Part 2) Objectives

6.6 The assessment of potential conflict, required by the Strategic Environmental Assessment Directive, indicates that the majority of issues are either compatible or not linked; however there are several objectives where there is uncertainty as to whether there will be conflict, with this being dependent on the focus and method of implementation of policies.



7 Stage A4: Sustainability Appraisal Framework

- 7.1** The Sustainability Appraisal Framework (SAF) is at the centre of the SA process. It provides a way in which the social, economic and environmental effects of a plan can be described, analysed and compared, with the intention of delivering sustainable communities.
- 7.2** The aim of the SAF is to offer a consistent methodology for the appraisal of the effects of the plan and should produce results that allow direct comparison between various options.
- 7.3** During the Examination of the Local Plan Strategy, consultants Enfusion produced a revised SAF on behalf of the Council. The Council has taken the opportunity in this SA Scoping Report to review this and take account of the social, environmental and economic issues of the Borough that have been identified in this updated SA Scoping Report.
- 7.4** The SAF consists of the sustainability objectives identified for Cheshire East along with a series of criteria for the assessment of how a plan performs against each of the objectives.

Table 7.1 Proposed Sustainability Appraisal Framework

Sustainability Objectives		
Category	Objective	Criteria
Social	1	Will it provide an appropriate quantity and quality of housing?
		Will it provide an appropriate mix of housing types and tenures?
		Will it deliver sufficient affordable housing?
	2	Will it provide good opportunities to access facilities and services?
		Will it provide good opportunities to access various forms of sustainable transport?
		Will it provide good opportunities to access open space?
	3	Will it provide good opportunities to access jobs?
		Will it increase equality?
		Will it increase social inclusion?
		Will it create a cohesive community?
		Will it reduce poverty?

Sustainability Objectives		
Category	Objective	Criteria
		Will it address the issues regarding an ageing population?
		Will it result in a better quality of life for all?
		Will it improve human health?
	4	Will it reduce the number of long term illnesses?
		Will it provide good opportunities to access facilities that encourage an active lifestyle, helping to reduce obesity?
		Will it contribute to a vibrant rural community?
	5	Will it make sure that the rural environment, built and natural, is maintained or enhanced?
		Will it create a cohesive rural community?
		Will it secure design that discourages crime and anti-social behaviour?
	6	Will it promote the safety of the community and so reduce the fear of crime?
	7	Will it maintain or enhance necessary infrastructure?
		Will it maintain or enhance necessary services and facilities?
		Will it increase the accessibility of the countryside?
		Will it provide the infrastructure to support the existing community?
		Will it provide the infrastructure to support the future community, considering cumulative impacts?
Environmental	8	Will it reduce emissions of greenhouse gases, in particular carbon dioxide and methane?
		Will it reduce the heat island effect?
		Will it increase resilience to extreme weather events and longer term rising temperatures?
		Will it prevent or mitigate flooding or rising sea levels?





Sustainability Objectives		
Category	Objective	Criteria
	9	Will it encourage the re-use and recycling of water, for example grey water and/or rain water harvesting?
		Will it maintain and improve the quality of ground and surface waters?
		Will it minimise risk to people, property and ecosystems from flooding?
		Will it prevent development of the flood plain?
		Will it encourage the use of sustainable drainage systems?
	10	Will it positively contribute to the management of air pollution, particularly in Air Quality Management Areas?
		Will it positively contribute to the management of water pollution?
		Will it positively contribute to the management of contaminated land/make sure additional contamination does not occur?
		Will it encourage the positive remediation of sites?
		Will it protect or enhance biodiversity?
	11	Will it minimise the fragmentation of habitats?
		Will it help protect any species at risk?
		Will it protect or enhance geodiversity and geological sites and features?
		Will it protect or enhance designated sites or species?
	12	Will it protect or enhance the landscape?
		Will it protect or enhance the townscape?
		Will it complement the existing built and natural environment, ensuring that the area remains distinctive?
		Will it protect or enhance the area's designated heritage assets and their setting?
		Will it impact on the Green Belt?

Sustainability Objectives		
Category	Objective	Criteria
	13 Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.	Will it encourage the efficient use of energy?
		Will it result in energy efficient development?
		Will it result in the high quality design and layout of development?
		Will it promote and encourage the use of renewable energy?
		Will it incorporate renewable energy technologies?
	14 Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.	Will it make sure the treatment of waste has regard to the principles of the Waste Hierarchy?
		Will it encourage sustainable methods of construction and use?
		Will it result in the provision of appropriately designed waste management facilities in line with the Waste Hierarchy?
	15 Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.	Will it encourage the disposal of waste as close to the point of origin as possible?
		Will it encourage the reuse and/or recycling of minerals?
		Will it protect nationally, regionally and locally important mineral resources?
		Will it allow for the delivery of a sufficient supply of minerals?
		Will it balance the need to deliver minerals with social and environmental issues?
Economic	16 Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.	Will it reduce the use or result in efficient consumption of natural resources?
		Will it protect, enhance, create or connect green infrastructure assets?
		Will it protect or enhance the best quality agricultural land?
		Will it encourage the re-use of previously developed land, buildings and infrastructure?
		Will it result in sustainable economic growth?
	17 To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.	Will it contribute to the achievement of a competitive, low-carbon economy?
		Will it positively effect both the urban and rural economy?





Sustainability Objectives		
Category	Objective	Criteria
	18 To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.	Will it enhance the viability and vitality of town centres?
		Will it enhance the viability and vitality of village centres?
		Will it create a balanced provision of retail, leisure, visitor and cultural facilities?
	19 Positively manage the Borough's diverse rural economy.	Will it contribute to the achievement of delivering a diverse rural economy?
	20 Improve access to education and training, and the links between these resources and employment opportunities.	Will it increase access to education and training opportunities?
		Will it increase access to jobs and employment opportunities?

7.5 When utilising the SAF the following considerations should be taken into account:

- The likely effects; social, environmental and economic.
- The probability, duration, frequency and reversibility of the effects.
- The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).
- The cumulative nature of the effects.
- The trans-boundary nature of the effects.
- Risks to human health.
- Risks to the environment.

7.6 It is intended that the objectives that form the SAF in this Report will be broadly consistent throughout all Sustainability Appraisals that the Council undertakes. As the SA evolves there may be situations that require the SAF to be reviewed. These situations could include:

- New baseline information emerging that better reflects the current objectives in the SAF.
- Changes to the objectives in the SAF.
- Direction from a consultation body that information in the SAF needs amending.



8 Next Steps

8.1 The SA Scoping Report has identified a SAF that will enable the social, economic and environmental effects of the Local Plan to be assessed. It also identifies a series of sustainability objectives and sub-objectives that can be monitored over time. Alternatives will be considered in emerging draft plans and will be considered against the SAF.

Consulting Relevant Authorities

8.2 This SA Scoping Report was prepared in accordance with:

- Article 5(4) of the European Union Directive 2001/42/EC Regulations set out in the Environmental Assessments of Plans and Programmes Regulations 2004
- The Environmental Assessment of Plans and Programmes Regulations 2004

8.3 In accordance with these Regulations this Report will be sent to the statutory Strategic Environmental Assessment Consultation Bodies with environmental responsibilities. These are:

- Environment Agency
- Natural England
- Historic England

8.4 In accordance with the Sustainability Appraisal Advice Note 2010, other appropriate social and economic consultees will be contacted.

8.5 The purpose of the consultation is to:

- Make sure the SA is comprehensive and robust enough to support the Local Plan.
- Make sure that the assessment methodology is comprehensive.
- Advise on the appropriateness of the sustainability objectives.
- Advise on the appropriateness of the key sustainability issues.
- Advise on the comprehensiveness of the baseline data.

8.6 Consultation on this SA Scoping Report will run for **xx weeks between xx 2017 and 5pm xx 2017**. Only comments received during the consultation period will be considered. The Council asks that comments on this document are made using the online consultation portal at www.cheshireeast.gov.uk/localplan, where possible, to save time and money. However, comments made on paper will, of course, be accepted. Anonymous comments cannot be accepted.

Contacting the Spatial Planning Team

8.7 You can contact the Spatial Planning Team by:

- Email: localplan@cheshireeast.gov.uk
- Website: www.cheshireeast.gov.uk/localplan
- Telephone: 01270 685893
- Post: Spatial Planning, Cheshire East Council, Westfields, C/o Municipal Buildings, Earle Street, Crewe CW1 2BJ





Appendices



A Related Plans and Policies

Table A.1 Related Plans, Policies and Programmes: National

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
National Planning Policy Framework (NPPF) (2012)	<p>Sets out the Government's economic, environmental and social planning policies for England, which together will articulate the Government's vision of sustainable development, to be interpreted and applied locally to meet local aspirations. It provides a framework in which local people and their accountable councils can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.</p> <p>The policies set out in the NPPF will apply to the preparation of Local and Neighbourhood Plans.</p>	<p>Provides a set of core land-use planning principles that should underpin plan making. Outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. For the planning system delivering sustainable development means:</p> <ul style="list-style-type: none"> • Planning for prosperity (an economic role) • Planning for people (a social role) • Planning for places (an environmental role) 	All	The Local Plan will need to be consistent with the policies and objectives of the National Planning Policy Framework.
National Planning Practice Guidance (NPPG) (2014)	Sets out guidance as to how the policies set out in the NPPF should be met.	None identified.	All	The policies of the Local Plan should take the NPPG into account.
Securing the Future: UK Government Sustainable Development Strategy (2005)	<p>Sets out five principles that form the basis for policy in the UK. For a policy to be sustainable, it must respect all five of these principles.</p> <ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance • Using sound science responsibly 	A range of national indicators. More relevant strategies exist at regional and local levels.	Economic development; Population and human health; Biodiversity, flora and fauna	The Local Plan should include policies that are socially, economically and environmentally balanced and that promote sustainable development.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
The Plan for Growth and supporting Ministerial Statement (2011)	Sets out the Government's plan to put the UK on a path to sustainable, long term economic growth. This goal is underpinned by the policy objective of achieving strong, sustainable and balanced growth that is more evenly shared across the country and between industries. This includes supporting job creation to introducing a powerful presumption in favour of sustainable development, while retaining existing controls on Green Belt land, and ensuring all planning applications and appeals are processed in 12 months.	Overarching ambitions: <ul style="list-style-type: none"> • To make the UK one of the best places in Europe to start, finance and grow a business • To encourage investment and exports as a route to a more balanced economy • To create a more educated workforce that is the most flexible in Europe 	Economic development	Policies of the Local Plan should provide for sustainable economic growth.
National Policy Statements	<p>They set out national policy against which proposals for major energy infrastructure projects will be assessed and decided on by the Planning Inspectorate.</p> <p>NPS EN-1 sets out the broad overarching policy context and need for the development of nationally significant energy infrastructure, provides assessment principles in accordance with which applications will be decided, and sets out generic assessment impacts for all NPS technology types.</p> <p>The other NPS documents are:</p> <ul style="list-style-type: none"> • EN-2 Fossil Fuel Electricity Generating Infrastructure • EN-3 Renewable Energy Infrastructure • EN-4 Gas Supply Infrastructure & Pipelines • EN-5 Electricity Networks Infrastructure • EN-6 Nuclear Power Generation – Volume 1 • EN-6 Nuclear Power Generation – Volume 2 • Ports • Waste water • Hazardous Waste <p>The individual technology NPSs provide further detailed guidance for the specific type of development they cover, in addition to the generic guidance set out in EN-1.</p>	<p>Reaffirm the need for new low carbon energy infrastructure, based around:</p> <ul style="list-style-type: none"> • The country's wider greenhouse gas reduction and renewable energy production targets • Security of supply • Increasing electricity demand • Increasing energy costs • Closure of existing generation capacity 	Climatic factors	The Local Plan will need to consider and be consistent with the policies and objectives of the National Policy Statements where applicable.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Housing and Planning Act (2016)	<p>Sets out measures to support the delivery of the Government's commitment to deliver new homes. The Act is made up of nine parts: New homes in England, Rogue landlords and property agents in England, Recovering abandoned premises in England, Social housing in England, Housing, estate agents and rent charges: other changes, Planning in England, Compulsory purchase etc, Public Authority land, and General.</p> <p>Th Act introduces a requirement for Council's to guarantee the provision of Starter Homes on all "reasonably sized" sites and granted the Government powers to make sure that Councils have Local Plans in place by 2017. It also paved the way for planning permission in principle to be given to sites allocated in a brownfield register, Local or Neighbourhood Plan.</p>	None identified.	Social inclusiveness	The Local Plan will need to promote the delivery of new homes including a mixture of housing types, sizes and tenures.
Localism Act (2011)	<p>Sets out a series of proposals with the potential to achieve a substantial and lasting shift of power away from central Government and towards local people, underpinning the Government's vision for a shift in power to individuals, communities and local government, from Whitehall.</p> <p>The proposals include:</p> <ul style="list-style-type: none"> • New freedoms and flexibility for local government; • New rights and powers for communities and individuals; • Reforms to make the planning system more democratic and more effective; • Reforms to ensure decisions about housing are taken locally <p>The Act sets out a range of changes to the planning system. Most significant for plan making are the concept of neighbourhood planning, which includes Neighbourhood Development Plans and Neighbourhood Development Orders (supporting community right to build) and abolition of Regional Spatial Strategies.</p>	None identified.	All	<p>The Local Plan will need to reflect the principles of Localism as identified in the document. It will also need to incorporate the concept of Neighbourhood Planning, with the intention of giving neighbourhoods far more ability to determine the shape of the places in which people live.</p>

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Planning and Energy Act 2008	<p>The Act allows local councils in England and Wales to include in their local Development Plan policies setting out reasonable requirements for:</p> <ul style="list-style-type: none"> • a proportion of energy used in development in their area to be energy from renewable sources; • a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development; and • development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations. 	None identified.	Climatic impact	Policies in the Local Plan should promote the use of low and zero carbon energy, and may specify a proportion of the energy used in development in their area to be low carbon energy and specify energy efficiency standards.
The Climate Change Act 2008	Sets out the legally binding target for emissions reductions.	UK emissions to fall by 34% by 2020, and at least 80% by 2050.	Climatic impact	The Local Plan should contribute towards the achievement of this legislation.
UK Renewable Energy Strategy (2009)	<p>The UK's proposed share (of an EU-wide target of 20%) is to achieve 15% of the UK's energy from renewables. In 2006 only around 1.5% of final energy consumption came from renewable sources, and under current policies this will rise to 5% by 2020. This document consults on a range of possible measures to deliver this and seeks views about the additional measures that could include:</p> <ul style="list-style-type: none"> • encouraging up to 30-35% of our electricity to come from renewable sources by 2020; • encouraging a very large increase in renewable heat; • helping the planning system to deliver, by agreeing a clear deployment strategy at regional level similar to the approach established for housing; • exploiting the full potential of energy from waste, by discouraging the landfilling of biomass as far as is practical; • requiring all biofuels to meet strict sustainability criteria, to limit adverse impacts on food prices, or other social and environmental concerns; • promoting the development of new renewable technologies, through effective support particularly where the UK has the potential to be a market leader. 	<ul style="list-style-type: none"> • 15% UK energy from renewable sources by 2020 • All new homes in England will be zero-carbon from 2016, and all new buildings by 2019 • 30-35% of electricity may need to come from renewable sources • Biomass-fuelled technologies, including biogas, may need to provide around 30% of the UK's renewable electricity and heat generation 	Climatic impact	Policies in the Local Plan should contribute towards the achievement of the objectives of this document.
UK Renewable Energy Roadmap (2013)	Sets out how the non-financial barriers to renewable deployment will be met, allowing the country to meet its 2020 and future goals.	Supply 15% of our energy from renewable sources by 2020 in the most cost	Climatic impact	Policies in the Local Plan should promote development that is energy efficient and





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	The planning system plays a central role in delivering the infrastructure needed to reduce the country's carbon emissions, to ensure continued security of energy supply and help our economy to grow. It has a vital role in safeguarding the landscape and natural heritage and allowing individual communities the opportunity to shape their environment.	effective way, whilst there is scope for renewable energy to account for 30-45% of all energy consumed in the UK by 2030.		increases the use and/or availability of renewable energy.
Meeting the Energy Challenge: A White Paper on Energy (DBERR, May 2007)	Sets out the Government's international and domestic energy strategy to deliver four energy policy goals: <ul style="list-style-type: none"> to cut CO₂ emissions by some 60% by about 2050, with real progress by 2020; to maintain the reliability of energy supplies; to promote competitive markets in the UK and beyond; to ensure that every home is adequately and affordably heated. 	<ul style="list-style-type: none"> 60% reduction in carbon dioxide emissions by 2050, and a 26-32% reduction by 2020, against a 1990 baseline. Increase renewables as a proportion of electricity supplies to 10% by 2010, with an aspiration for this level to double by 2020 EU binding target of reducing greenhouse gas emissions by 20% by 2020 UK needs 30-35GW of new generating capacity over the next two decades with two thirds of this by 2020 	Climatic impact	Policies in the Local Plan should promote development that is energy efficient and increases the use and/or availability of renewable energy.
Planning our Electric Future: A White Paper for secure, affordable and low-carbon electricity (2011)	Electricity plays a part in almost every aspect of modern life and is vital to the country's economic and social wellbeing. The energy market has served the country well over the past 30 years and it is crucial that this continues for the UK's international competitiveness and economic development. However over the next decades the country will face a number of challenges to meet this goal: <ul style="list-style-type: none"> Security of supply is threatened as existing plants close. Over the next decade the UK will lose around a quarter (around 20 GW) of its existing generation capacity as old or more polluting plants close. Decarbonising electricity generation to meet the country's renewable energy and carbon emission reduction targets 	<ul style="list-style-type: none"> Ensure the future security of electricity supplies Drive the decarbonisation of electricity generation 	Climatic impact	The Local Plan should help to achieve carbon reductions, facilitate the delivery of low carbon energy sources, support energy efficiency and zero carbon development.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<ul style="list-style-type: none"> • Demand for electricity is likely to rise; it may double by 2050 due to the electrification of the transport, heat and other carbon intensive sectors • Electricity prices are expected to rise 			
The Carbon Plan: Delivering our low carbon future (2011)	<p>Recognises that climate change is one of the greatest threats to both the UK and global economy, going on to set out the range of Government-wide actions to tackle climate change, across all Government departments, and deadlines for the next five years. These include:</p> <ul style="list-style-type: none"> • Encouraging local communities to host renewable energy projects • Improving the energy efficiency of residential and commercial buildings; • Delivering zero carbon homes and zero carbon non-domestic development by 2016 and 2019 • Developing a new generation of low carbon electricity • Taking advantage of public transport • Developing low carbon vehicle technologies 	Reinforces that the Government's approach to avoiding the risk of dangerous climate change is underpinned by the Climate Change Act 2008, which requires Government to reduce greenhouse gas emissions by cutting emissions by at least 34% by 2020 and 80% by 2050 – below the 1990 baseline	Climatic impact	The guidance in this document should be considered when developing relevant planning policies.
Climate Change: The UK Programme (March 2006)	<p>Sets out the Governments' commitments both at international and domestic levels to meet the challenges of climate change.</p> <ul style="list-style-type: none"> • Water supply, drainage and flooding issues need to be tackled. • Local Authorities should set high standards for energy efficiency and encourage renewable energy supply. • Adaptation is required for anticipated climate shifts. These should be anticipatory rather than reactive. 	To reduce domestic carbon emissions by 20% of 1990 levels by 2010 (and 60% by 2050).	Climatic impact; Air	The Local Plan should promote development in locations that minimise the need to travel.
Government Review of Waste Policy in England (2011)	Sets out the coalition government's commitment to reviewing current waste policy in England. The main areas set out for review are sustainable use of materials; waste prevention, re-use and recycling; regulation and enforcement; householders and local authorities working together; business waste collection; energy recovery.	None identified.	Water and soil	The Local Plan should contribute to the achievement of the objectives of this document.
Creating Growth, Cutting Carbon: Making Sustainable	Sets out the Government's vision for a sustainable local transport system. The Government's overall priority for local transport is to "Encourage sustainable local travel and economic growth by making	None identified.	Climatic impact;	The Local Plan should promote development in





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Local Transport Happen. Transport White Paper (2011)	<p><i>public transport and cycling and walking more attractive and effective, promoting lower carbon transport and tackling local road congestion</i>". It explains how the Government is placing localism at the heart of the transport agenda, taking measures to empower local authorities when it comes to tackling these issues in their areas.</p> <ul style="list-style-type: none"> Locally tailored transport solutions can meet the needs of local people and can create growth and improve quality of life. Transport planning and local land use planning need to work together to make active travel and public transport more attractive and to manage traffic to reduce carbon emissions and tackle congestion. There is a need to make car travel greener, particularly through electric vehicles and infrastructure. 		Population and human health	locations that minimise the need to travel. The Local Plan and transport policies should be closely co-ordinated to produce more sustainable patterns of development and travel.
Making the Connection: The plug-in vehicle infrastructure strategy (2011)	<p>Strategy setting out the framework for the development of recharging infrastructure to support plug-in vehicles in the UK. The shift to ultra-low emission vehicles presents unique environmental and economic opportunities for the UK. It offers the potential to decarbonise road transport while still enabling mobility and stimulating the kind of green jobs and investment that are required to help rebalance the economy.</p> <p>Planning policies should facilitate and support the installation of recharging infrastructure at home, in public places and at work.</p>	None identified.	Climatic factors	Policies in the Local Plan should seek to facilitate and support the installation of recharging infrastructure.
The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (DEFRA, 2007)	Sets out air quality objectives and policy options to further improve air quality in the UK. As well as direct benefits to public health, these options are intended to provide important benefits to quality of life and help to protect the environment.	<p>Contains a number of air quality targets and limit values for:</p> <ul style="list-style-type: none"> Particulate Matter (PM-PM10 and PM2.5) Oxides of nitrogen (NOX) Ozone (O3) Sulphur dioxide (SO2) Polycyclic aromatic hydrocarbons (PAHs) 	Air	The Local Plan should promote development in locations that minimise the need to travel and reduce other sources of air pollution.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
		<ul style="list-style-type: none"> ● Benzene ● 1,3-butadiene ● Carbon monoxide (CO) ● Lead (Pb) ● Ammonia 		
Countryside and Rights of Way Act (as amended) (2001)	The purpose of the Act is to create a new statutory right of access on foot to certain types of open land, to modernise the public Rights of Way system, to strengthen nature conservation legislation, and to facilitate better management of Areas of Outstanding Natural Beauty.	None identified	Biodiversity, flora and fauna; Cultural heritage and landscape	The policies of the Local Plan will be expected to comply with this Act.
The Conservation of Habitats and Species Regulations 2010	These Regulations transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive'). Part 6 - Assessment of plans and projects Regulations 60 to 67 require the effect on a European site to be considered before the granting of consents or authorisations of a kind specified in Regulations 68 to 101, including the grant of planning permission, consents under the Electricity Act 1989, authorisations under the Pipelines Act 1962, orders under the Transport and Works Act 1992, environmental permits, abstraction licences and marine works. Regulation 61 provides that a competent authority may not authorise a plan or project that may adversely affect the integrity of a European site, subject to the exceptions set out in Regulation 62 (considerations of overriding public interests). Chapter 8 of Regulation 102 to 105 sets out similar requirements in relation to land-use plans and National Policy Statements.	None identified	Biodiversity, flora and fauna; Cultural heritage and landscape	The Local Plan must comply with the relevant requirements of this legislation.
Biodiversity duty: public authority duty to have regard to conserving biodiversity (2015)	A public authority has a duty to have regard to conserving biodiversity as part of policy or decision making. Conserving biodiversity can include restoring or enhancing a population or habitat.	None identified	Biodiversity, flora and fauna; Economic development	Local Plan policies should have seek to conserve biodiversity.
The Natural Choice: Securing the Value of Nature, White Paper (2011)	A healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal wellbeing.	None identified	Biodiversity, flora and fauna	Local Plan policies should have regard to biodiversity.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<p>Economic growth and the natural environment are mutually compatible. Sustainable economic growth relies on services provided by the natural environment, often referred to as 'ecosystem services'. Some of these are provided directly, such as food, timber and energy. Others are indirect, such as climate regulation, water purification and the productivity of soil.</p> <p>High-quality natural environments foster healthy neighbourhoods; green spaces encourage social activity and reduce crime. The natural environment can help children's learning.</p> <p>Nature in England is highly fragmented and unable to respond effectively to new pressures such as climate and demographic change. Past action has often taken place on too small a scale.</p> <p>The Government wants to promote an ambitious, integrated approach, creating a resilient ecological network across England, moving from a net biodiversity loss to a net gain.</p>			
Climate Change and Biodiversity Adaptation: the Role of the Spatial Planning System (2009)	Helps identify the role the planning system could play in assisting biodiversity adaptation to climate change.	None identified	Biodiversity; flora and fauna; Cultural heritage and landscape; Climatic impact	The guidance in this document should be considered when developing relevant planning policies.
By All Reasonable Means: Inclusive Access to the Outdoors by Disabled People (2005)	Designed to help improve the accessibility of sites, routes and facilities.	None identified	Cultural heritage and landscape; Population and human health	Local Plan policies should consider the advice provided in this document in order to make sure that open space and the outdoors are accessible to all.
Future Water (2008)	Outlines how the Government want the water sector to look by 2030, along with the steps needed to achieve this. The vision includes:	None identified.	Water and soil	The Local Plan will need to include the objectives of this document. Water sustainability

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<ul style="list-style-type: none"> Environmental and recreational improvements to rivers, canals, lakes and seas Excellent quality drinking water Protection and respect shown to water resources Water charges are fair, affordable and cost-reflective Flood risk is addressed with markedly greater understanding and use of good surface water management <p>Water industries have reduced their greenhouse gas emissions. The sector will be resilient to climate change, with its likelihood of more frequent droughts as well as floods, and to population growth, with forward planning fully in tune with these adaptation challenges.</p>			should be integrated into the document.
Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England (2011)	<p>The risk of flooding and coastal erosion in England is predicted to increase due to climate change and development in areas at risk. It is not possible to prevent all flooding or coastal erosion, but there are actions that can be taken to manage these risks and reduce the impacts on communities.</p> <p>The strategy sets out a national framework for managing the risk of flooding and coastal erosion. It will help risk management authorities and communities understand their different roles and responsibilities and will be particularly relevant to Lead Local Flood Authorities, which have new responsibilities under the Flood and Water Management Act (2010).</p> <p>It is essential that spatial planning makes sure that new developments take flood and coastal erosion risk fully into account, and are safe from, do not increase, and where possible reduce risk over their lifetimes.</p>	None identified.	Climatic impact; Water and soil	Flood risk assessment will become a more important part of planning policies. There will be increased emphasis on integrated systems and multi objective schemes. The Environment Agency will become a more significant consultee.
Healthy Lives, Healthy People. Health White Paper (2010)	<p>Outlines the ambition for health and wellbeing through life, with power shifted to local communities for them to focus on the needs of the local population. Healthy places to grow up and grow older in will be created by giving local government control of public health resources, with new partnerships created in important areas, such as housing, planning, schools and transport.</p>	None identified.	Climate change and energy; Cultural heritage and landscape;	The Local Plan should seek to included health and well-being in its policies.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	<p>Sets out that there are community responses that can help address the long term challenge of climate change, which itself is currently one the biggest public health threats, whilst also having a positive impact in the short term. These include:</p> <ul style="list-style-type: none"> • Active travel – delivering low-cost health improvements and reducing emissions • Green spaces – improving mental health and the quality of community life, offering some protection from the expected increase in heatwaves and flooding • Spatial Planning – Promoting local ownership and occupation of public spaces • Behaviour change – Embedding new ways of sustainable living and working • Community projects to harness renewable energy – Mitigating the effects of climate change 		Population and human health	
Opening Doors/Breaking Barriers – A Strategy for Social Mobility (2011)	<p>Sets out that a well functioning housing market can promote social mobility and increase fairness in the distribution of wealth. Social mobility is defined as the degree to which the patterns of advantage and disadvantage in one generation are passed on to the next. The strategies priorities are focused around improving intergenerational social mobility – the extent to which peoples success in life is determined by who their parents are; and relative social mobility – the comparative chances of people with different backgrounds ending up in certain social or income groups</p> <p>The Government intends to provide more housing and improve choice by increasing the supply of suitable housing, stabilising the housing market and over the long term building confidence for buyers, sellers, house builders and lenders, and increasing housing affordability.</p>	<p>Provides lead indicators that support the Government's action plan for improving social mobility, in each life stage (Foundation years, school years, transition years and adulthood):</p> <ul style="list-style-type: none"> • Low birth weight • Child development • School attainment • Employment and participation in education of 18-24 year olds • Further education • Higher education • Social mobility in adulthood 	Social inclusiveness; Population and human health	The Local Plan should seek to provide a mix of housing, including affordable housing.

Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
Planning (Listed Building and Conservation Areas) Act 1990	Sets out legislation behind the process of heritage protection.	None identified	Cultural heritage and landscape	The policies of the Local Plan will be expected to comply with this Act.
Ancient Monuments and Archaeological Areas Act 1979	Sets out legislation behind the process of heritage protection.	None identified	Cultural heritage and landscape	The policies of the Local Plan will be expected to comply with this Act.
Safeguarding our Soils: A Strategy for England, 2009	<p>Sets out a strategy to make sure that:</p> <ul style="list-style-type: none"> • agricultural soils will be better managed and threats to them will be addressed; • soils will play a greater role in the fight against climate change and in helping us to manage its impacts; • soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and • pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with. 	None identified	Water and soil	The Plan should consider the vision and aims in developing policies and objectives.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	<p>New biodiversity strategy for England that builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea.</p> <p>The mission for this strategy for the next decade is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p>	The document contains a set of strategic goals and targets (the 'Aichi' targets) to drive action on biodiversity.	Biodiversity, flora and fauna,	The Local Plan should seek to protect and enhance existing biodiversity and considered ecosystem services.
Health and Social Care Act 2012	An Act to establish and make provision about a National Health Service Commissioning Board and Clinical Commissioning Groups and to make other provision about the National Health Service in England; to make provision about public health in the United Kingdom; to make provision about regulating health and adult social care services; to make provision about public involvement in health and social care matters, scrutiny of health matters by Local Authorities and co-operation between Local Authorities and	None identified	Population and human health	The Local Plan must comply with the relevant requirements of this legislation.





Document	Overview	Target/Indicator	SA Topic	Implications for Local Plan
	commissioners of health care services; to make provision about regulating health and social care workers; to establish and make provision about a National Institute for Health and Care Excellence; to establish and make provision about a Health and Social Care Information Centre and to make other provision about information relating to health or social care matters; to abolish certain public bodies involved in health or social care; to make other provision about health care; and for connected purposes.			
Waste Management Plan for England 2013	Analyses waste management situation in England and evaluates how it will support implementation of the objectives and provisions of the revised Waste Framework Directive 2008/98/EC	None identified	Waste	The Local Plan should identify sites and areas suitable for new or enhanced facilities for the waste management needs of their area.

Table A.2 Related Plans, Policies and Programmes: Regional/Sub-Regional

Document	Overview	Target/indicator	SA Topic	Implications for the Local Plan
Cheshire and Warrington Matters: A Strategic and Economic Plan for Cheshire and Warrington (Cheshire and Warrington Enterprise Partnership) (2014)	Ten year strategic economic plan to support growth and economic development. It sets out intervention priorities and investment proposals.	An outcome for Cheshire East is to improve connectivity between Crewe, the M6 and mid-Cheshire towns to unlock development in Crewe High Growth City.	Economic development	The Local Plan will need to consider the contents of this document.
Unleashing the Potential of Cheshire and Warrington - Draft Sub-Regional Strategy (2010)	Sets out how the sub-region's economic performance is already significantly higher than that of other North West sub-regions, and how it is ready to significantly accelerate growth in population, jobs and productivity in order to boost its position in a changed post-recession economy.	<ul style="list-style-type: none"> ● Increase GVA by 2030 to at least £30 billion per annum. ● Increase population by 100,000 or more. ● Increase employment by no less than 22,000 ● Exploit appropriate housing and employment land in order to support the planned growth strategy. ● Promote sustainability by ensuring that all new development is high standards in terms of materials and energy consumption. ● Address deprivation issues in urban and rural areas. 	Economic development	The Local Plan should reflect the objectives of this document and take advantage of the opportunities presented in it.
Cheshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2014)	Local evidence study to assess the access to accommodation for Gypsy, Traveller and Travelling Showpeople.	The Borough needs 69 extra pitches and 13 extra plots provided between 2013 and 2028.	Social inclusiveness	The Local Plan should seek to provide for Gypsy, Traveller and Travelling Showperson's need.
North West River Basin District River Basin Management Plan (2015)	Provides a framework for protecting and enhancing the benefits provided by the water environment. To achieve this, and because water and land resources are closely linked, it also informs decisions on land-use planning.	<ul style="list-style-type: none"> ● Weaver Goway River Catchment priority issues: pollution from rural areas, waste water, physical modifications ● Upper Mersey River Catchment priority issues: diffuse pollution (urban and 	Water and soil	The Local Plan will need to consider the objectives of this strategy.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Countdown - The Cheshire Region Biodiversity Action Plan	Cheshire Biodiversity Action Plan (BAP) works on the basis of partnership to identify local priorities and to determine the contribution they can make to the delivery of the national Species and Habitat Action Plan targets. BAP Priority Habitat Action Plans detail descriptions for 45 habitats falling within the Broad Habitat classification and detailed actions and targets for conserving these habitats.	None identified	Biodiversity, flora and fauna	Cheshire Biodiversity Action Plan (BAP) provides baseline information on biodiversity, protected sites and protected species, which will inform the evidence base for the Local Plan.
The North West Regional Forestry Framework (2005)	<p>A framework to shape the woodland and forestry sector for the next 20 years. It provides six action areas to develop woodlands and forestry in the future, highlighting where planning can help to achieve an action. The action areas include:</p> <ul style="list-style-type: none"> Regional image - including using woodlands as a tool in the regeneration and reclamation of derelict land, and the integration of trees and woodland into development schemes. Biodiversity and landscape. Health, well-being and quality of life - including developing accessible woodlands, and linking woodlands and health. Climate change and energy - including urban trees, uplands and flood plains. 	None identified	Cultural heritage and landscape	The Local Plan should seek to consider and reflect information in this document.
Green Infrastructure Framework for North East Wales, Cheshire and Wirral (2011)	Sets out a vision of how a healthy natural environment can help sustain economic growth and self-supporting communities. It provides a guide for Green Infrastructure planning, investment and delivery. It highlights where the existing Green Infrastructure assets are, locates the weaker areas and guides priorities for future investment. It has been produced to assist with, and guide actions for, the delivery of Green Infrastructure across North East Wales, Cheshire and Wirral as part of its long term sustainable development.	Suggests a detailed range of actions to deliver green infrastructure objectives for the area.	Cultural heritage and landscape	The Local Plan will need to consider and reflect the information in this document.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Cheshire Regional Local Geodiversity Action Plan (2004)	Sets out an integrated, target led plan to contribute to the maintenance and improvement of the well-being of the Cheshire region by safeguarding the geology, geomorphology, soils and landscapes of the area.	Promote existing activities available in the region linked to geodiversity.	Biodiversity, flora and fauna	The Local Plan should seek to take account of this Plan.
Cheshire Landscape Character Assessment (2009)	Provides an overview of the landscape of Cheshire East and is used to inform responsible land use and decision making, as well as complying with planning policy guidance.	<p>The study has the following objectives:</p> <ul style="list-style-type: none"> • To encourage a greater awareness of landscape character • To help recognise contemporary pressures • To stimulate debate about the future <p>The study includes the following aims:</p> <ul style="list-style-type: none"> • To inform new planning policies on landscape • To guide and inform the development control process 	Cultural heritage and landscape	The Local Plan will need to consider and reflect the information in this document.
Cheshire Historic Landscape Characterisation Project (2007)	Provides guidance for the sustainable management of historic landscapes in Cheshire.	None identified	Cultural heritage and landscape	The Local Plan must take account of historic landscape and buildings in the Borough and potentially neighbouring authorities.
Cheshire Historic Towns Survey (2003)	Survey of 37 historic towns in Cheshire to produce a detailed synthesis of their historical and archaeological background. The survey assists in identifying the unique character of each town to ensure the sustainable management of each area's archaeological urban heritage. It proposes areas of archaeological potential and archaeological character zones, where possible, for each town.	None identified	Cultural heritage and landscape	The Local Plan must take account of historic landscape (including areas of archaeological potential) and buildings in the Borough and potentially neighbouring authorities.
Nationally, Regionally and Sub Regionally Significant	A study undertaken by Griffin Hill Ltd working jointly with Urban Mines Ltd to develop an understanding of the pattern for nationally, regionally and sub-regionally		Water and soil	The Local Plan will need to consider the findings of this report.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Waste Management Facilities	significant waste management facilities in the North West.			
Low Carbon and Environmental Goods and Services Sector Strategy for England's Northwest (2010)	The document seeks to identify the most significant opportunities for low carbon growth, and where and how real value can be added, by promoting innovation and addressing market failure.	Several key measures are incorporated to monitor progress.	Climatic change	The guidance contained in this document should be considered when developing relevant planning policies and objectives.
Sport Sector Strategy for England's Northwest 2010 to 2020	This strategy provides a framework for the sustainable development of the sport business sector over the next ten years.	The document contains an action plan and several key performance indicators to monitor progress.	Population and human health	The objectives and guidance contained in this document should be considered when developing relevant planning policies and objectives.
Local Plans of adjacent Authorities	These documents contain the Development Plan for the relevant area. They will specify a vision, objectives and policies.	None identified	All	These documents contain the social, environmental and economic policies and objectives for each of the adjacent Local Authorities. The Local Plan will need to consider the content of neighbouring Authorities' policies.
Local Transport Plans (full and implementation plans) of adjacent Authorities	Contain an outline of the current baseline with regard to transport, accessibility and pollution; set out challenging but achievable objectives; set out the programme for achieving these objectives; and outline 'bids' for funding from the DfT.	None identified	All	The Local Plan will need to consider the content of neighbouring Authorities Transport Plans.
Joint Municipal Waste Management Strategy 2007 to 2020	Provides the basis upon which the Cheshire Waste Partnership progresses its waste management activities. These include investments in waste minimisation initiatives, recycling infrastructure and a project to procure new waste treatment capacity for Cheshire.		Water and soil	The Local Plan should reflect the principles in the Strategy.
Cheshire Sub-Regional Housing Strategy 2009-2012 (2009)	The Council has adopted this document. The Strategy is intended to: <ul style="list-style-type: none"> Provide a framework for the future housing of Cheshire and identify sub-regional priorities. 	None identified	Social inclusiveness	The content of this document should be considered when developing relevant planning policies and objectives.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	<ul style="list-style-type: none"> Show the crucial roles played by partnerships in delivering and improving housing and housing services in the sub-region. Illustrate the links between this strategy and other key national and regional policies and strategies. 			

Table A.3 Related Plans, Policies and Programmes: Local

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Ambition for All - The Cheshire East Sustainable Community Strategy 2010	The purpose of the strategy is to set out how, over the next 15 years, the Partnership for Action for Cheshire East will seek to make sure that Cheshire East continues to prosper. The activities outlined in the strategy are intended to improve the quality of life of all the people of Cheshire East and to contribute to the achievement of sustainable development through action to improve economic, social and environmental well-being across the area.	<p>Seven priorities for action:</p> <ul style="list-style-type: none"> Nurturing strong communities; Creating conditions for business growth; Unlocking the potential of our towns; Supporting our children and young people; Ensuring a sustainable future; Preparing for an increasingly older population; and Driving out the causes of poor health. 	All	The Local Plan will deliver the place shaping aspects and objectives of the Sustainable Community Strategy. Therefore it should consider and reflect the objectives of this document.
Corporate Plan 2016 to 2020 - Cheshire East Council (2016)	The Council regularly reviews how local services can best meet the needs of residents in Cheshire East. Through its Corporate Plan the Council aims to help local people to be healthy and enjoy living in Cheshire East. The Council will work to create wealth from its approach to education, employment, housing and transport. The approach will lead to mental wellbeing, safe communities and overall economic prosperity.	<p>Sets out six outcomes:</p> <ol style="list-style-type: none"> Local communities are strong and supportive A strong and resilient economy People have the life skills and education they need to thrive A green and sustainable place People live well and for longer A responsible, effective and efficient organisation 	All	The Local Plan should help to achieve these outcomes and be flexible so that changing priorities can be addressed.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Cheshire East Local Transport Plan (2011)	A strategic plan for the development of transport over the period 2011 to 2026, outlining how transport will contribute to and support the longer-term aspirations of the Borough.	Contains objectives for congestion, accessibility, maintenance, community, health, environment, and safety. It also contains policies.	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.
Cheshire East Local Transport Plan: Implementation Plan (2011)	Sets out the plan for implementation of the Local Transport Plan.	Contains policies and proposed indicators.	Air	The Local Plan will need to consider and reflect the wider objectives of this document.
Cheshire East Rights of Way Improvement Plan (2011)	Developed to assess: <ul style="list-style-type: none"> the extent to which the local Rights of Way network meets the present and future needs of the public; the opportunities provided by the local Rights of Way network for exercise and other forms of open-air recreation and the enjoyment of the Local Authority's area; and the accessibility of local Rights of Way for blind or partially sighted persons and others with mobility problems. 	It contains a statement of the actions that the authority propose to take for the management of local Rights of Way, and for securing an improved network of local rights of way.	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.
Rights of Way Improvement Plan Implementation Plan 2015	Rolling 4-year implementation plans detailing projects through which the policies and initiatives stated in the Rights of Way Improvement Plan will be delivered.	Former national Best Value Performance Indicator 178: the percentage of paths deemed 'easy to use'.	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.
Economic Development Strategy for Cheshire East (2011)	Sets out the Borough's understanding of the current state of the economy of Cheshire East, and identifies in particular its strengths, weaknesses, opportunities and threats; sets out objectives and priorities for the next 15 years; and the partners for the achievement of the strategy.	None identified	Economic development	The Local Plan will need to consider and reflect the wider objectives of this document.
Cheshire East Local Economic Assessment (2011)	Provides up to date and relevant information on the Cheshire East area, particularly focusing on its economy. It also attempts to understand the local economy in context i.e. that economies stretch over administrative boundaries, and it gives an indication of	None identified	Economic development	The Local Plan will need to consider and reflect the wider objectives of this document.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	how the area is performing compared to the national picture and neighbouring authorities.			
Cheshire East Housing Strategy: Moving Forward 2011 to 2016 (2011)	Sets out the long term housing vision for the Borough. The housing vision of the document is that housing supports the creation of balanced and sustainable communities, where all residents can achieve independent living in good quality, affordable homes that are appropriate to their needs.	Five key objectives: 1. Delivering market and affordable housing; 2. Making the best use of our existing stock; 3. Meeting the needs of our most vulnerable residents; 4. Meeting the needs of an ageing population; and 5. Investing in our neighbourhoods.	Social inclusiveness	The content of this document, including its vision, objectives and baseline information should be considered when developing relevant planning policies and objectives.
Cheshire East Council Homelessness Strategy 2014 to 2017 (2014)	Sets out strategic priorities for homelessness in Cheshire East: <ul style="list-style-type: none"> ● Providing effective early intervention ● Complex needs and crisis management ● Support ● Accommodation and affordability ● Communication 	Contains several targets for the action plan.	Social inclusiveness	The Local Plan will need to make sure that the appropriate levels and types and tenures of housing are available to meet the needs of the local population and to try to reduce homelessness in the Borough.
Local Air Quality Action Plan (2011)	Outlines measures to make sure that air quality work undertaken in the Borough is coordinated at a strategic level. It addresses poor air quality in the Air Quality Management Areas, and focuses on the impact of nitrogen dioxide from transportation sources.	None identified	Air	The Local Plan will need to consider and reflect the wider objectives of this document.
Local Air Quality Strategy for Cheshire East Council (2011)	Outlines high level, broad commitments across the Council aimed at improving air quality.	The document contains several objectives.	Air	The Local Plan will need to consider and reflect the wider objectives of this document.
Draft Cheshire East Cycling Strategy (2015)	The Strategy arises from the need to: <ul style="list-style-type: none"> ● Accelerate the development of cycling in the county while ensuring a structured and co-ordinated approach. 	<ul style="list-style-type: none"> ● Cycle Activity – To be consistent with the draft DfT Cycle Delivery Plan (October 2014), double the number of cycling stages made each 	Air; Population and human health	The Local Plan will need to consider and reflect the wider objectives of this document.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	<ul style="list-style-type: none"> Set out priorities and actions for the development of cycling facilities to guide the Highways and Transportation Local Joint Committee in the development of cycling Action Plans. Provide a link into other Council programmes, such as Local Agenda 21, Cheshire's Sustainable Transport Strategy, TravelWise and the Cheshire Sustainable Tourism Strategy, which recognise cycling as making an important contribution to the overall aims. 	<p>year in Cheshire East by 2025 from a 2013 baseline.</p> <ul style="list-style-type: none"> Public Perception – Improve public perception of cycling in the district by ensuring that annually measured NHT satisfaction scores are improving over time on an upward trajectory. Leisure Cycling – Increase the proportion of residents who cycle for leisure once a week to national levels and increase those travelling 3 and 5 times by 10% by 2026. 		
Cheshire East Visitor Economy Strategy (2011)	Sets the context in which Cheshire East Council will support the Visitor Economy to 2015 and beyond. It sets out the strategic framework in which the Council intends to operate, whether in its own activity, in partnership or in the context of regional/sub-regional priorities.	<ul style="list-style-type: none"> Develop a Visitor Economy with a value of £818m by 2015. Increase jobs directly related to the Visitor Economy by around 1,271 over the same period Increase visitor numbers to Tatton to 1 million by 2015 Increase the number of businesses achieving quality accreditation. 	Economic development; Cultural heritage and landscape	The content of this document should be considered when developing relevant planning policies and objectives.
Macclesfield Economic Masterplan (2010)	<p>The purpose of the project was to provide two focused action plans, the first addressing the project to be implemented in the town centre and the second the project to be implemented in the South Macclesfield Development Area. The overall purpose of the study is:</p> <ul style="list-style-type: none"> A review of the planning context and opportunities to provide an evidence base to inform the emerging Local Plan. To provide Cheshire East Council with Action Plans guiding implementation of opportunities to be brought forward in Macclesfield town centre. 	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
All Change for Crewe (2010)	<p>An ambitious strategy to support Crewe's economic development over the next 20 years. The strategy intends that by 2030, Crewe will be:</p> <ul style="list-style-type: none"> • A nationally significant economic centre with a total population in excess of 100,000 people - currently it has about 83,000. • One of the leading centres for advanced, engineering and manufacturing in England; and • Recognised as a sought-after place in the South Cheshire Belt for people to live, work, put down roots, and develop their talents. 	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.
Crewe Civic and Cultural Quarter (2013)	Intended to contribute to the evidence base supporting the regeneration and future development of Crewe Civic and Cultural Quarter.	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.
Macclesfield Town Centre Vision (2014)	Seeks to promote the opportunities that exist in Macclesfield.	None identified	Economic development	The content of this document should be considered when developing relevant planning policies and objectives.
Parish Plans produced in Cheshire East	A critical and in depth survey of a community carried out by the community itself. This survey then informs an Action Plan that identifies how the community sees itself developing over the next 5 to 10 years.	None identified	All	The content of these documents should be considered when developing the Local Plan.
Village Design Statements produced in Cheshire East	A practical tool to help influence decisions on design and development in a town or village.	None identified	All	The content of these documents should be considered when developing the Local Plan.
Neighbourhood Plans made in Cheshire East	Provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.	Contains policies on the development and use of land.	All	These documents form part of the Development Plan.
Local Area Partnerships	In 2009, Cheshire East Council established seven Local Area Partnerships (LAPs), which bring local partners together to improve services, influence decision making	None identified	All	The Local Plan should reflect the priorities identified in the LAPs.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
	and empower communities, focusing on what really matters to local people. The LAPs produce Area Plans, which inform their work plans. The Area Plans focus on local issues that cannot be tackled by one organisation on its own, bringing together all those with an ability to make a difference. Priorities are identified by community led planning, partner agencies and local data.			
All change for Crewe: High Growth City (2013)	Government plans for a HS2 route through Crewe, including connectivity with existing rail networks, including the West Coast Mainline, have given added impetus for economic growth in Crewe, the rest of the sub-region and beyond. High Growth City is the programme that will deliver the ambitions of All Change for Crewe up to 2030. But, with the prospect still remaining of a HS2 Hub station at Crewe with a direct interchange, the prospects for super-charged growth beyond 2030 will take the town forward from this point with even higher levels of growth. This could be focused around a new Central Business District at the HS2 Hub Station at Crewe.	None identified	Economic development	The Local Plan should consider the potential implications of HS2 and develop policies in line with the programme.
Macclesfield Heritage and Culture Strategy (2014)	Seeks to promote the opportunities that exist in Macclesfield in terms of heritage and culture.	None identified	Economic development	The content of the document should be considered when developing relevant policies and objectives.
Macclesfield Brownfield Land Initiative - Delivery Strategy	<p>The aims of the initiative are:</p> <ul style="list-style-type: none"> To increase housing development in the urban area of Macclesfield; To prioritise the development of previously developed land; To maximise such development in the early years of the new Local Plan period; and To attract further investment in housing across Macclesfield. 	None identified	Economic development; Social inclusiveness; Water and soil	The content of the document should be considered when developing relevant policies and objectives.

Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Cheshire East Local Plan Evidence Base documents	Several documents have been produced to form the evidence base for the Local Plan.	Contains information to be taken into account in the Local Plan process.	All	The contents of the documents should be considered when developing relevant policies and objectives.
Crewe Town Centre Regeneration Delivery Framework For Growth (2015)	Sets out a vision for Crewe town centre and identifies how key sites could be brought forward for redevelopment. The Framework outlines how the town centre can be transformed alongside new investments in the town centre, including the new Lifestyle Centre and the University Technical College.	<p>This Vision will be supported by the following objectives:</p> <ul style="list-style-type: none"> • To stimulate new investment in the town centre including retail, leisure, residential and business by bringing vacant sites back into use, intensifying the use of underperforming sites and utilising Cheshire East Council's assets. • To increase the number of town centre users, their dwell time and spend. • To diversify the housing stock in and around Crewe town centre and to increase the catchment of the town centre. • To make it easier to get into and around the town centre by foot, bicycle, bus and car. • To improve the quality and amount of the public space (including green space) and public realm (including green infrastructure) that links key spaces, buildings and the town's heritage and cultural offer in the town centre and to the Railway Station/proposed HS2 North West Gateway Hub. • To transform perceptions of Crewe town centre. • To provide sustainable development and design and support the Council's renewable energy agenda. 	Economic development	The content of the document should be considered when developing relevant policies and objectives.





Document	Overview	Target/Indicator	SA Topic	Implications for the Local Plan
Waste Management Needs Assessment for Cheshire East Council (2014)	Provides an understanding of the waste that requires management up to 2030 and assesses existing facilities available and considers the need for additional facilities to manage forecast.	None identified	Waste	The Local Plan will need to consider the findings of this report.
Cheshire East Council Municipal Waste Management Strategy to 2030 (2014)	Sets out key aims and objectives for future management of municipal waste within Cheshire East	Contains information to be taken into account in the Local Plan process	Waste	The Local Plan should consider and reflect the objectives of this document.
Minerals Sites and Areas Assessments (2015)	Appraises site areas, addresses demand and supply and identifies sites and areas for potential future supply	Contains information to be taken into account in the Local Plan process	Mineral Reserves	The content of this report should be considered when developing relevant policies and objectives.



B Issues and Objectives

Table B.1 Sustainability Issues and Objectives

Sustainability Issues		Sustainability Objectives	
Social			
1	Ageing population	3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
2	Social deprivation	3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
3	Equality and social inclusion	3	Consider the needs of all sections of the community in order to achieve high levels of equality, diversity and social inclusion.
4	Healthy and active lifestyles	4	Create an environment that promotes healthy and active lifestyles.
5	Quantity and quality of housing	1	Provide an appropriate quantity and quality of housing to meet the needs of the Borough. This should include a mix of housing types, tenures and affordability.
6	Vibrant rural communities	5	Maintain and/or create vibrant rural communities.
7	Sustainable forms of transport	2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
8	Access to jobs, services and facilities	2	Create sustainable communities that benefit from good access to jobs, services, facilities and sustainable forms of transport, including walking, cycling and public transport.
9	Crime and the fear of crime	6	Create a safe environment to live in and reduce fear of crime.
10	Infrastructure, services and facilities	7	Maintain and enhance community services and amenities to sustain the existing and future community of the Borough.
Environmental			
11	Causes and effects of climate change	8	To adapt to and mitigate the impacts of climate change.
12	Water quality, quantity and flood risk	9	Positively address the issues of water quality and quantity, and manage flood risk in the Borough.
13	Air quality	10	Manage the impacts of development and associated activities to positively address all forms of pollution.
14	Biodiversity and geodiversity	11	Protect and enhance biodiversity, habitats, geodiversity and important geological features; particularly those that are designated.
15	Agricultural land	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.



Sustainability Issues		Sustainability Objectives	
16	Heritage	12	Protect and enhance the quality, integrity and distinctiveness of the area's heritage, landscapes and townscapes; particularly those that are designated.
17	Energy efficiency and renewable energy	13	Minimise energy use, promote energy efficiency and high quality design, and increase the generation of energy from renewable resources.
18	Waste management	14	Achieve sustainable waste management through adhering to the principles of the Waste Hierarchy.
19	Minerals provision	15	Manage sustainable mineral extraction, and encourage their recycling/re-use, to provide a sufficient supply to meet social and economic needs, whilst minimising impacts on the environment and communities and safeguarding resources for future generations.
20	Previously developed land and infrastructure	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.
21	Land and natural resources	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.
22	Green Infrastructure and open space	16	Reduce the consumption of natural resources, protect and enhance green infrastructure and high quality agricultural land and optimise the re-use of previously developed land, buildings and infrastructure.
Economic			
23	Sustainable, competitive and low-carbon economy	17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
24	Innovation and diversity of businesses	17	To promote a sustainable, competitive and low-carbon economy that benefits from a range of innovative and diverse businesses in both urban and rural areas.
25	Access to education and training	20	Improve access to education and training, and the links between these resources and employment opportunities.
26	Employment opportunities	20	Improve access to education and training, and the links between these resources and employment opportunities.
27	Rural economy	19	Positively manage the Borough's diverse rural economy.
28	Vitality and viability of the town and village centres	18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.
29	Balanced provision of retail, leisure, visitor and cultural facilities	18	To maintain and enhance the vitality and viability of town and village centres with a balanced provision of retail, leisure, visitor and cultural facilities.



C Regulatory Requirements

As this SA will also be fulfilling the requirements of the Strategic Environmental Assessment Directive Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; it is therefore important to make sure that all of the requirements have been met and fully integrated into the SA process. This will be done using a Checklist (Table C.1) to signpost where the regulatory requirements are met in this Report.

Table C.1 Checklist of where in this Report the regulatory requirements have been met

Regulatory requirement	Discussion of how requirement is met
Schedule 2 of the regulations lists the information to be provided in the SA Report	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	The purpose of the Local Plan is set out in Section 1, Paras 1.10 to 1.14 of this Report. Its relationship with other plans and programmes is set out in Section 3 and Appendix A of this Report.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	A summary of the baseline information is provided in Section 4 of this Report. The current state of the environment is set out along with relevant comparators and trends. The likely evolution of the baseline without the Local Plan or 'future baseline' is also set out in Section 4.
c) The environmental characteristics of areas likely to be significantly affected;	The environmental characteristics of the areas likely to be affected are set out in Section 4 of this Report.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The summary of the baseline information provided in Section 4 of this Report identifies a number of existing environmental problems that are relevant to the Local Plan. This includes identifying sites designated pursuant to Birds and Habitats Directives. Key sustainability issues are identified in Section 5 of this Report.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	A comprehensive range of plans and programmes have been reviewed and the implications for the Local Plan and SA are clearly set out in Appendix A. A list of regional/sub-regional and local plans are included in Section 3.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	-
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	-



Regulatory requirement	Discussion of how requirement is met
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	-
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	-
j) a non-technical summary of the information provided under the above headings	-
The SA Report must be published alongside the draft plan, in-line with the following regulations	
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	-
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	-



D Glossary of Terms

Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.
Adverse Impact	Where a development/policy would result in harmful effects.
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Aggregates	Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Agricultural Land Classification	Provides a method for assessing the quality of farmland to enable informed choices to be made about its future use in the planning system. Land is classified into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by the National Planning Policy Framework .
Air Quality Management Area	Areas designated by Local Authorities because they are not likely to achieve national air quality objectives by the relevant deadline.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously Developed Land'.
Capacity (in retailing terms)	Potential spending by the public in the catchment area, with which to support existing and additional retail floorspace.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate Change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.



Community Strategy

A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000.

Composting

The process that converts biodegradable material such as garden or kitchen waste, in the presence of oxygen (aerobic) into a stable material that can be used as a soil improver. Composting can be done at different scales, from home composting to a large centralised facility.

Conservation Area

Local authorities have the power to designate as Conservation Areas any area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area. Conservation Area Consent has been replaced by planning permission for relevant demolition in a Conservation Area.

Consultation Body

Authorities which, because of their environmental responsibilities, are likely to be concerned by effects of implementing plans and programmes and must be consulted at specific stages of the Strategic Environmental Assessment (SEA). The Consultation Bodies designated in the SEA regulations are Historic England, Natural England, and the Environment Agency.

Contaminated Land

Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

Crushed rock

Hard types of rock that have been quarried, fragmented and graded for use as aggregate.

Cumulative Impact

A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.

Development

Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.' Most forms of development require planning permission.

Development Plan

This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Economic Development

Development, including those in the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Energy from Waste

The conversion of waste into a useable form of energy, often heat or electricity.



Environment Agency	A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.
Fauna	All the animal life of a given place or time.
Flood plain	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.
Flora	Plant life occurring in a particular region or time.
Fossil Fuels (non-renewable)	Carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants. Their combustion is considered to contribute to the 'greenhouse effect'.
Green Belt	A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the Green Belt are: to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and assist urban regeneration, by encouraging the recycling of derelict and other urban land. Green Belts are defined in a Local Planning Authority's Development Plan.
Green Gap	A local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into one another.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.
Greenhouse Gases	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion in motor vehicles and some power stations.
Habitat	An area of nature conservation interest.
Historic England	Government advisors with responsibility for all aspects of protecting and promoting the historic environment.
Historic Landscape Character	A picture of the entire landscape, including that which is most recent, presenting a comprehensive view of the sequence of changes that have contributed to the character of the landscape.



Historic Parks and Gardens	A park or garden of special historic interest, graded I (highest quality), II* or II, and designated by Historic England.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centre (KSC)	Towns with a range of employment, retail and education opportunities and services, with good public transport. The KSCs are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach, and Wilmslow.
Landfill (including land raising)	The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).
Landscape Character Assessment	A method of assessing appearance and essential characteristics of a landscape.
Landscape Character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Listed Building	A building of special architectural or historic interest. Listed Buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures in its curtilage.
Local Nature Reserve	Non-statutory habitats of local significance designated by Local Authorities where protection and public understanding of nature conservation is encouraged (see also Local Wildlife Site).
Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies that have been saved under the 2004 Act.
Local Planning Authority	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National Parks and the Broads Authority are also considered to be Local Planning Authorities.
Local Plan Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.



Local Service Centres (LSC)	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The LSCs are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington, and Wrenbury.
Local Wildlife Sites (LWS)	Locally important sites of nature conservation adopted by Local Authorities for planning purposes.
Mineral	Rock or other material that has a commercial value when extracted.
Mineral Resource	A potential mineral deposit where the quality and quantity of material present has not been tested.
Mitigation Measures	Measures designed and intended to reduce adverse environmental effects that cannot be avoided.
National Nature Reserve	Areas designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. All National Nature Reserves are Sites of Special Scientific Interest.
National Park	The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by Natural England, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.
Natural England	Natural England is the Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. Natural England is also concerned with England's future landscapes, with involvement in planning policy and a range of environmental land management projects.
Previously Developed Land (PDL)	Land that 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.



Principal Town	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.
Public Right of Way	A highway over which the public have a right of access along the route.
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Recovery	Value can be recovered from waste by recovering materials through recycling, composting or recovery of energy.
Recycled Aggregates	Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.
Restoration (in terms of minerals operations)	Steps to return land to its original or former condition following mineral working by using subsoil, topsoil or soil-making material.
Scheduled Monument	Nationally important monuments, usually archaeological remains, which enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Scoping	The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and alternatives that need to be considered, the assessment methods to be used, and the structure and contents of the Sustainability Appraisal Report.
Secondary Aggregates	Includes by-product waste, synthetic materials and soft rock used with or without processing as a secondary aggregate.
Secondary (indirect) Effects	Effects that are not a direct result of the plan, often produced away from or as a result of a complex pathway
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Social Inclusion	Positive action taken to include all sectors of society in planning and other decision-making.
Special Area Of Conservation (SAC)	Areas given special protection under the European Union's Habitat's Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.



Special Protection Areas (SPA)	Areas that have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found in European Union countries. They are European designated sites, classified under the Birds Directive.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes that are likely to have significant effects on the environment.
Sustainability Appraisal (SA)	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Communities	Places where people want to live and work, now and in the future.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims to be achieved simultaneously are:</p> <ul style="list-style-type: none"> • Social progress that recognises the needs of everyone • Effective protection of the environment • Prudent use of natural resources • Maintenance of high and stable levels of economic growth and employment
Sustainable Drainage System (SuDS)	An approach to managing rainfall in development that replicates natural drainage, managing it close to where it falls, maximising infiltration and minimising surface run-off.
Sustainable transport	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
Topography	A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.
Townscape	The general appearance of a built-up area, for example a street, town or city.
Viability	In terms of retailing, a centre that is capable of commercial success.



Vitality

In terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.

Waste

Any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

Waste Hierarchy

A framework for securing a sustainable approach to waste management. Waste should be minimised wherever possible. If waste cannot be avoided, then it should be re-used; after this value recovered by recycling or composting; or waste to energy; and finally landfill disposal.

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Appendix C

Comments made by Members on the Strategic Planning Board at its meeting held on Wednesday, 25th January, 2017 regarding the draft SADPD Issues Paper

1. Close engagement with Town and Parish Councils was very important particularly Local Service Centres. There was a concern raised that previously Members had not been fully engaged in the Local Plan process.
2. Viability of proposed development sites was a key issue, in particular there was no infrastructure for some of the sites allocated.
3. There was a lack of clarity around settlement boundaries. It was felt clarification was needed in respect of what the settlement boundaries are.
4. How the SADPD would deal with open spaces was questioned.
5. Was a further 'call for sites' necessary. Members raised concerns that a further 'call for sites' would provide people with a 'second bite of the cherry'.
6. Opportunities to improve rail connections should be considered further through a Rail Strategy.
7. With the arrival of HS2, an urban transport system should be considered for Crewe.
8. There should be a fair distribution of development requirements across the Local Service Centres (LSCs). This should take account of the fact that some have already had a lot of housing development built or approved. It was also suggested that engagement was very important and that an individual Officer should be allocated to each of the 13 centres on a one to one basis.
9. The consideration of any further Green Belt boundary changes in the SADPD should take account of what is proposed in terms of Green Belt boundary changes within the emerging Greater Manchester Spatial Framework (GMSF) so that separation between built up areas in Cheshire East and Greater Manchester is retained.
10. Given that the Local Plan Strategy states that Goostrey's development needs will be largely provided for in Holmes Chapel, and the recent appeal decision dismissing Gladman's housing proposals on land off Main Road in the village, Goostrey's identification as a Local Service Centre was questioned.

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Cheshire East Council

Portfolio Holder for Housing and Planning

Date of Meeting:	>	20 th February 2017
Report of:	>	Director of Planning and Sustainable Development
Subject/Title:	>	Community Infrastructure Levy, Progress Update and approval to consult on Preliminary Draft Charging Schedule
Portfolio Holder:	>	Cllr Ainsley Arnold, Housing and Planning

1. Report Summary

- 1.1. This report outlines the latest position in developing the Community Infrastructure Levy ("CIL") Charging Schedule and work undertaken by consultants, Keppie Massie, concerning the potential for introducing a CIL charge within Cheshire East. It also seeks Member endorsement to consult the public for six weeks on the CIL: Preliminary Draft Charging Schedule and initial Draft Regulation 123 list.
- 1.2. The consultation on the Preliminary Draft Charging Schedule is the first of two consultations on a potential CIL charge for Cheshire East, to be followed by an Examination in Public expected towards the end of 2017.
- 1.3. The Preliminary Draft Charging Schedule represents the starting position of the Council in establishing a formal CIL Charge in the Borough formed by 'appropriate and available evidence' in the terms set out in Section 211 (7a) of the Planning Act 2008. The importance of consultation and ongoing engagement is recognised at this early stage in the development of establishing a robust position to support a future CIL Charging Schedule in Cheshire East.
- 1.4. The Council recognises the importance of 'quality of place' in contributing to the economic wellbeing of an area and positively influencing and encouraging investment and jobs growth in the Borough.
- 1.5. The Local Plan Strategy will be a key vehicle in achieving this key Council objective, supported by the appropriate and timely provision of infrastructure.
- 1.6. The Community Infrastructure Levy will support infrastructure delivery and the intentions of the Local Plan Strategy, in driving quality of place whilst striking an appropriate balance between the level of CIL charge and economic viability to support continued investment in the Borough.

2. Recommendation

- 2.1. To endorse the CIL Preliminary Draft Charging Schedule and initial Draft Regulation 123 list (appendix A and B) for a six week public consultation.
- 2.2. To note the initial viability and infrastructure evidence (appendices C and D) supporting the consultation on the Preliminary Draft Charging Schedule.
- 2.3. To note that services have commenced the necessary business changes required to be in a position, to collect, operate, enforce and distribute the CIL levy on adoption.

3. Other Options Considered

- 3.1. Cabinet considered a report on the 9th February 2016 and resolved to undertake all the work necessary for the preparation and approval of a CIL Charging Schedule for the Local Planning Authority area administered by Cheshire East Council alongside the drafting of a detailed implementation Plan. Therefore, alternative options were considered at that stage.
- 3.2. The implementation of a future CIL Charge will require business change activity prior to adoption, at risk of any abortive work, to allow the work required to collect, operate, enforce and distribute the Levy.

4. Reasons for Recommendation

- 4.1. To allow the CIL Preliminary Draft Charging Schedule, the initial draft 'Regulation 123' list and supporting evidence to be published for consultation purposes in order to progress the introduction of a CIL Charging Schedule for Cheshire East.

5. Background/Chronology

- 5.1. On 9th February 2016, Cabinet considered a report on Community Infrastructure Levy ("CIL") and resolved to prepare and implement a CIL Charging Schedule for Cheshire East.
- 5.2. CIL, once adopted, will support the phased and co-ordinated delivery of infrastructure to support the achievement of sustainable development as set out in the Local Plan Strategy and support the ambitions of quality of place – a key Council objective.
- 5.3. CIL regulations set out a detailed process which Councils must follow to establish an adopted CIL charge. This includes two rounds of public consultation and an independent examination. The key requirements for being successful in establishing a CIL charge are firstly, to have recent evidence on local development markets and infrastructure requirements and secondly, to strike an appropriate balance between the level of CIL charge and its potential effects on economic viability. Understanding the

relationship between CIL and section 106 legal obligations is also important.

5.4. The key outputs to be considered at a future CIL examination include:

- Up to date evidence relating to viability and infrastructure need;
- A draft Charging Schedule based on evidence and the consideration of comments made during public consultation;
- An agreed Regulation 123 list of the infrastructure projects or types that are intended to be funded by CIL;
- Guidance on how the Council intends the relationship between CIL and S106 planning obligations to work;
- Production of Council statements and evidence.

5.5. As noted above, the introduction of a CIL Charging Schedule involves two stages of public consultation followed by an independent examination. If the schedule is found to be sound (i.e. based on reliable, relevant information), and provided that the development plan (in this case the Local Plan Strategy) is up to date, it can be adopted and used from that point. The anticipated timescale leading up to the adoption of CIL is as follows (subject to progress on the adoption of the Local Plan Strategy):-

Task	Indicative Timetable
Round of consultation on a Preliminary Draft Charging Schedule (6 weeks)	Quarter 1 2017
Round of consultation on a Draft Charging Schedule (6 weeks)	Quarter 3 2017
Examination Hearings	Quarter 4 2017
Adoption	Quarter 1 2018

5.6. The Local Plan Strategy proposes that 36,000 new homes will be built in the Borough over the period 2010-2030. Once adopted, a number of Local Plan Strategy sites will be brought forward;

- To the north of the Borough, sites in the Local Plan Strategy will be brought forward that are removed from Green Belt following the adoption of the Plan.
- Local Plan Strategy sites to the south of the Borough, that have not already been developed, will be brought forward as a consequence

of the further certainty provided by the adoption of the Local Plan Strategy.

- 5.7. It is important that CIL is adopted in an efficient timescale in order to support the infrastructure 'ask' of the Local Plan Strategy. The level of CIL Charge will strike an appropriate balance between a number of factors including the importance of achieving quality of place ambitions, the potential effects on economic viability in supporting site delivery and achieving a consistent five year supply of housing in the Borough over the Local Plan Strategy Plan period.
- 5.8. The relationship between CIL and planning obligations (such as Section 106 agreements) are explained in the Planning Practice Guidance where it notes that it is possible that site specific mitigation may still be necessary subject to certain limits, namely:
- The application of the statutory test with respect to planning obligations (regulation 122) namely - necessary to make the development acceptable in planning terms, directly relevant to the development and fairly and reasonably related in scale and kind;
 - Ensuring no overlap between CIL and Planning Obligations;
 - Imposing a 5 limit pooled contribution from planning obligations towards infrastructure that may be funded by the levy (regulation 123). This regulation, effective since April 2015, means that no more than 5 planning obligations can be pooled for any given infrastructure project. This makes the provision of major schemes (e.g road improvements) much harder to fund. The limit of 5 pooled contributions applies only to projects (or project types) not specified in the Regulation 123 list, if such a project (or project type) is identified in the Regulation 123 list then no S106 contributions may be collected toward it once CIL is adopted.
- 5.9. A Preliminary Draft Charging Schedule is a document which sets out the Charging Authority's initial proposals for CIL, for public consultation. The Council and its consultants must take into account the comments it receives when firming up its proposals in the form of the draft CIL Charging Schedule. A Draft Charging Schedule is then prepared, consulted upon and goes forward for examination.
- 5.10. Initial viability work to support the establishment of CIL in Cheshire East has now been prepared. This has entailed:
- gaining a understanding of the infrastructure funding 'gap' in Cheshire East to evidence a case for a future CIL Charge (set out in appendix D) Information on the funding 'gap' is set out in the Infrastructure Delivery Plan (July 2016 update) which supports the development proposals set out in the emerging Local Plan Strategy;

- preparing a draft viability report to understand the level of CIL that might be introduced having regard to development costs and market intelligence (set out in appendix C);
 - preparing a Preliminary Draft Charging Schedule and initial draft Regulation 123 list for consultation (set out in appendices A and B).
- 5.11. The Preliminary Draft Charging Schedule should go beyond broad proposals for the levy. It should be based on evidence about the infrastructure needs of the area and the ability of development in that area to fund that infrastructure in whole or in part. Providing sufficient detail at the Preliminary Draft Charging Schedule stage will reduce the need for later amendments.
- 5.12. Consultants Keppie Massie has been appointed to prepare economic viability work in accordance with the CIL regulations and Government guidance. This provides the basis for developing a CIL Charging Schedule for the Borough. Consultants, Keppie Massie have very recent experience of CIL examinations, for example at Cheshire West and Chester, where they have been asked to undertake some more viability work, on behalf of the Cheshire West and Chester CIL examiner. As experienced consultants of CIL examinations, Keppie Massie would be able to bring to bear any learning in a Cheshire East context. The outcomes of their initial viability work are set out in appendix C.
- 5.13. It is good practice for the Council to also publish its initial draft Regulation 123 list of infrastructure items that CIL is expected to fund in order to provide clarity about the extent of the financial burden that developments will be expected to bear so that viability can be robustly assessed. The list now forms part of the 'appropriate available evidence' for consideration at a future CIL examination and as set out in appendix B. Appendix B will be published prior to the Portfolio Meeting on the 20th February 2017.
- 5.14. The initial draft Regulation 123 list has been prepared in consultation with partners both internally and externally to the Council to deliver proposals contained within the Infrastructure Plan associated with the emerging Local Plan Strategy. A CIL Implementation Group with officer representatives from Development Management, Finance, Civicance, Highways, Education, Health and Adult services, Communities, Recreation and Green Infrastructure / Open Spaces have informed the draft Regulation 123 list. In addition, consultation with representatives from Clinical Commissioning Groups and NHS Property Services regarding the health elements of the Regulation 123 list has also informed the Council's initial position. Clinical Commissioning Groups are seeking approval for the position set out in appendix B (which will be published prior to the meeting) and will look to confirm their approach during the initial consultation on the Preliminary Draft Charging Schedule consultation.
- 5.15. Guidance in preparing a future CIL charge notes that Charging Authorities should seek early engagement with representatives of the local

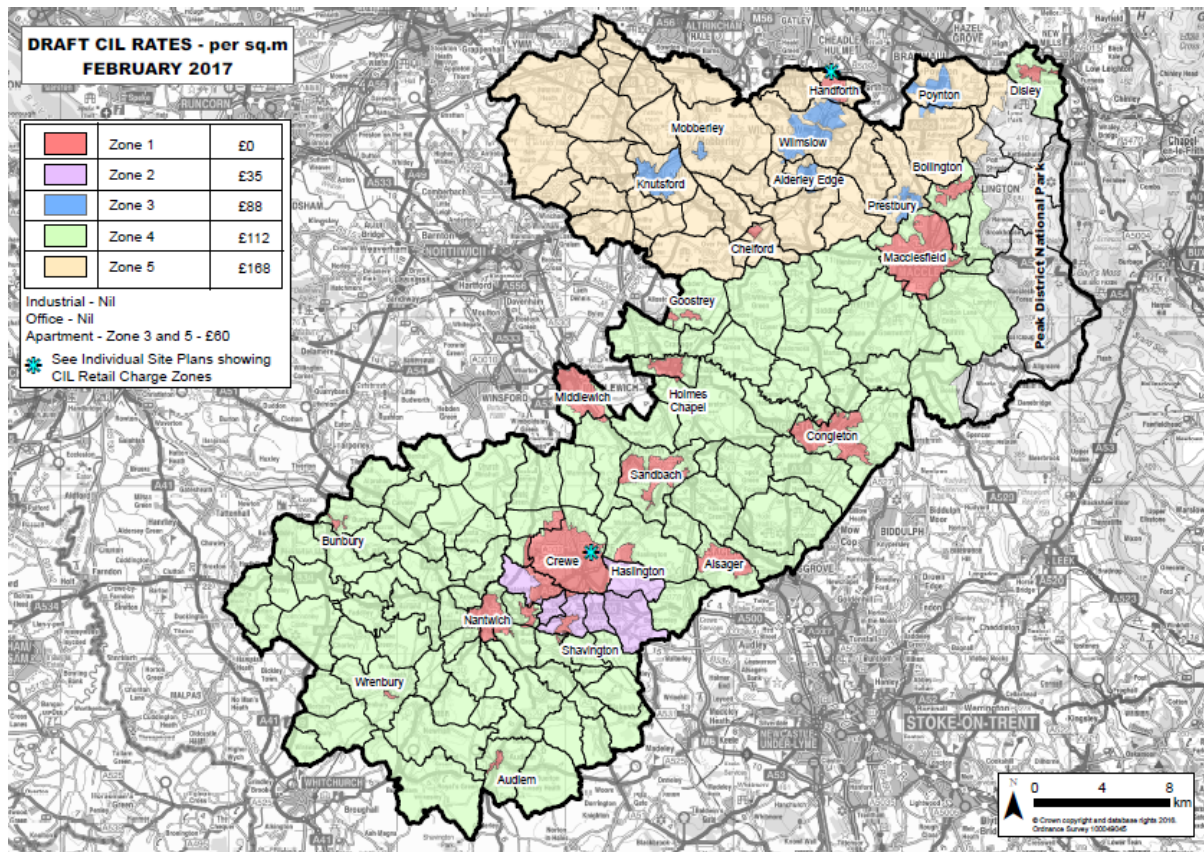
development industry and wider stakeholders. To that end, a workshop was held on the 27th September 2016 with representatives of the Council's Housing Market Partnership and other development representatives. Consultants Keppie Massie presented the early methodology and assumptions used to establish a future CIL charge. This was followed by a period for when comments could be received on the methodology to be employed.

- 5.16. Officers and its consultants, Keppie Massie, recognise the need for early and ongoing engagement regarding the CIL Charges proposed. To that end, the Preliminary Draft Charging Schedule and associated viability evidence sets out a starting position for the Council in line with the CIL regulations.
- 5.17. The Preliminary Draft Charging Schedule consultation stage represents a starting position of the Council as part of an ongoing 'conversation' on CIL and the Council is expected to receive through the consultation 'appropriate and available' evidence from the development industry and other stakeholders to test the initial position set out in the Preliminary Draft Charging Schedule. This will ensure the most appropriate and robust CIL Charging Position is achieved, which delivers the Council's objectives, at Draft CIL Charging stage prior to examination.
- 5.18. The Planning Practice Guidance ("PPG") at Paragraph 19 (ID: 25-019-20140612) is clear that viability testing should "focus on strategic sites on which the relevant Plan relies and those sites (such as brownfield sites) where the impact of the levy is likely to be most significant." The PPG acknowledges that the viability testing of Strategic Sites will be dependent on support from local developers. Given the number of strategic sites contained within the Council's Local Plan Strategy it is imperative that the viability of an appropriate sample of Strategic Sites are tested going forward to ensure that any proposed CIL charges can be supported. This point is acknowledged within the work of Keppie Massie, and the viability of Strategic Sites will be considered within the Draft Charging Schedule Viability Assessment. It is hoped that Local Developers and other Stakeholders will feed into this process through the consultation on the Preliminary Draft Charging Schedule and make available appropriate evidence so that the viability of these sites can be considered in greater detail
- 5.19. The Keppie Massie report in appendix C provides a brief summary on CIL and the associated Planning Policy context. It sets out the methodology and evidence to support the conclusions made regarding the prospects for the introduction of a Community Infrastructure Levy in Cheshire East.
- 5.20. The report also sets out conclusions in respect of the prospects for the introduction of CIL in Cheshire East. There are significant differences in the values, costs and hence viability of residential and non-residential developments.

5.21. For residential development, there is evidence for a CIL charge on the basis of a varying CIL charge across the Borough. In addition, the results indicate differences between brownfield and greenfield development. The figures in the following table set out the maximum CIL rates that could be supported in the following locations in Cheshire East:

Residential Rates		Zone Description	Residential Rates Proposed Per Sqm
Residential (use Class C3)	Zone 1	Built up areas of Crewe, Macclesfield, Alsager, Congleton, Handforth, Middlewich, Nantwich, Sandbach, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury	£0
	Zone 2	Crewe Rural Hinterland	£35
	Zone 3	Built up areas of Knutsford, Alderley Edge, Mobberley, Prestbury, Poynton and Wilmslow	£88
	Zone 4	Greenfield areas to the south and central areas of Cheshire East	£112
	Zone 5	Greenfield areas to the north of the Borough	£168
Apartments (use Class C3)	Zone 3 and 5	Built up and Greenfield Areas to the north of the Borough	£60

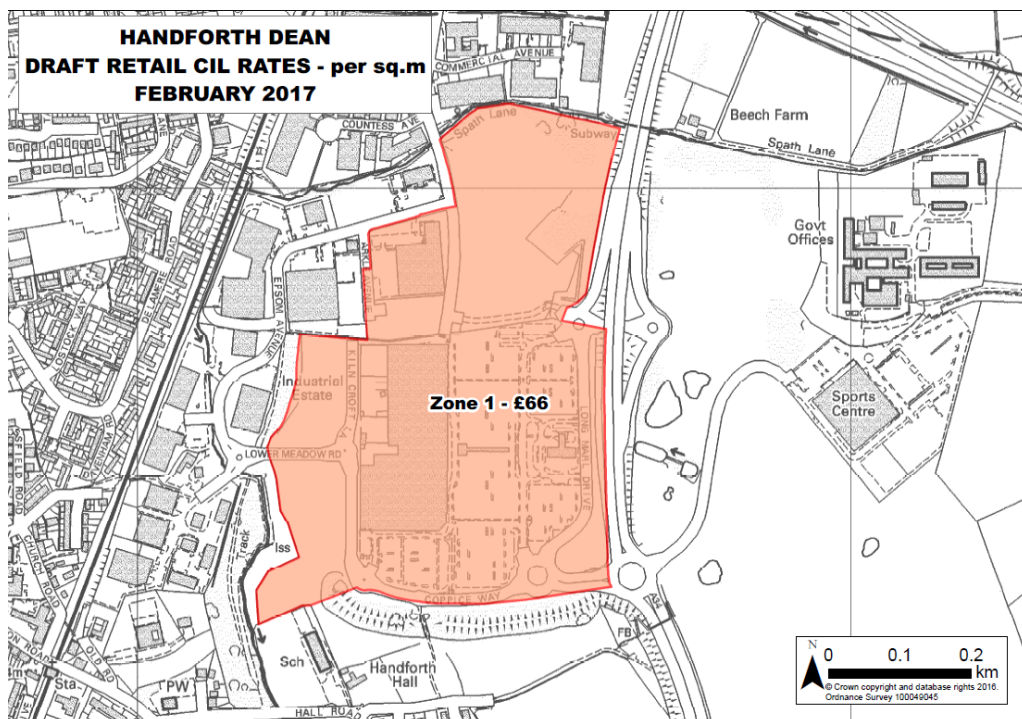
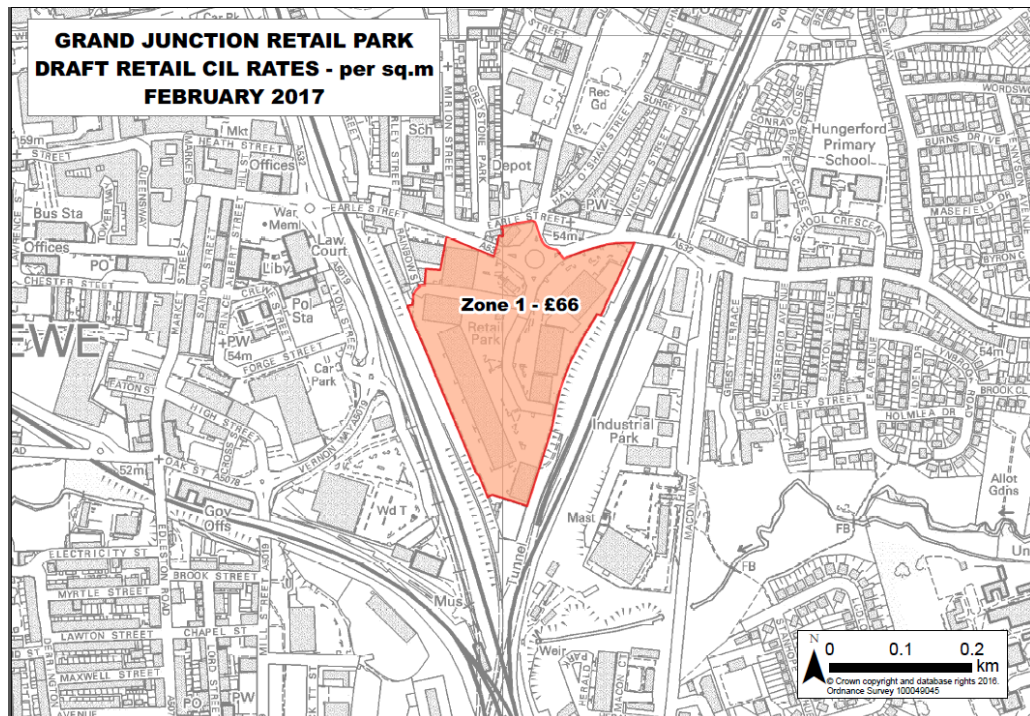
5.22. A map showing the areas where a proposed CIL charge applies for residential development is set out below:



5.23. In respect of non-residential uses, Keppie Massie recommend:-

- That industrial units and office accommodation on B1, B2 or B8 employment uses do not support a CIL charge at this time

5.24. In respect of retail uses, Keppie Massie recommends a CIL Charge could only be supported at Handforth Dean Shopping Centre and at Grand Junction Retail Park at Crewe at a value of £66 per sqm, as shown on the Plans below:



- 5.25. The Council must consult the bodies listed in Regulation 15 of the CIL regulations (as amended by the 2012 Regulations) sending them a copy of the Preliminary Draft Charging Schedule and inviting them to comment. They must also invite comments from local residents, businesses and voluntary organisations (under Regulation 15(5)).
- 5.26. The CIL Regulations do not specify how charging authorities should consult, because charging authorities are best placed to decide how best to engage with their local communities and other relevant parties. Charging authorities may also decide how long a consultation period to offer,

although they should consider an appropriate period to ensure that respondents have enough time to comment. The Council's standard approach to consultation on the Local Plan is 6 weeks and it is proposed to be consistent with that approach. The consultation on the CIL Preliminary Draft Charging Schedule is anticipated to take place alongside the public consultation on the Site Allocations and Development Policies Issues Paper and will involve the notification of the Local Plan consultation database.

- 5.27. In November 2015, the Government announced an independent review of the Community Infrastructure Levy and the extent to which it is meeting its objectives. The review has considered whether CIL does or can provide an effective mechanism for funding infrastructure, as well as recommend changes that would improve its operation in support of the Government's wider housing and growth objectives.
- 5.28. The Housing White Paper, published on the 7th February 2017 notes that Government is currently exploring longer term reforms to the system of developer contributions (S.106 and CIL) and intends to announce any changes to its current operation at the 2017 Autumn Budget Statement. Officers will report to Members any changes to the operation of CIL in subsequent committee papers in developing a CIL charge as the Council will need to keep its approach to CIL under review in the light of any future changes to the overall operation of CIL.

Implementation and Governance of CIL

- 5.29. Once a CIL Charging Schedule is adopted, Cheshire East Council will be the charging authority who collects, allocates and monitors how the levy is spent.
- 5.30. Alongside the establishment of the CIL charge, work led by the Spatial Planning / Development Management team(s) and monitored by the Project Management Office is going on to ensure the smooth transition to a CIL regime, once adopted, including the consideration of the implementation and governance of CIL. There will be a cost involved in setting up and managing the CIL collection process. Up to five percent of total CIL receipts can be spent on administrative expenses.
- 5.31. A detailed project plan, has been prepared that will take account of arrangements for governance, scrutiny and review of CIL including appropriate Member input on matters including the Regulation 123, the mechanism for deciding how CIL monies are monitored and spent once the CIL charge is introduced.
- 5.32. Prior to its introduction, systems will need to be in place to:
- inform Members, stakeholders including Town and Parish Councils, developers and landowners about CIL;
 - ensure that additional CIL information is submitted within planning applications;

- calculate the CIL charge for each development;
- send out the required notices to the applicant (liability notice, commencement notice, demand notice);
- assess applications for relief or exemption from the levy; and
- arrange payment procedures (including payment in instalments if permitted).

6. Wards Affected and Local Ward Members

6.1. All Wards and Local Ward Members

7. Implications of Recommendation

7.1. Policy Implications

7.1.1. The Local Plan is a key component of the Council's policy framework and sets out a vision for how the Borough will grow sustainably to 2030. An important component of achieving vibrant sustainable communities is the need to ensure that any growth is supported by the provision of the economic, social and environmental infrastructure necessary to bring this about. The timely introduction of a CIL Charging Schedule will help enable this to happen.

7.2. Legal Implications

7.2.1. The implementation of CIL is governed by the Community Infrastructure Regulations 2010 (as amended).

7.3. Financial Implications

7.3.1. The previous CIL report to Cabinet in February 2016 estimated that an additional £50,000 will be required to cover the initial phases, additional to officer time. This will principally cover the costs of preparing the CIL Charging Schedule, providing additional supporting evidence and funding the Examination. This is a 'one off' cost to meet a particular opportunity and represents the start up costs of the Levy. Further costs will ultimately be incurred in the administration and collection of CIL, but these can be recovered through the charge itself.

7.3.2. More significantly however is the potential long term financial benefit for the Council. CIL is applied more broadly than the current s.106 system and it is levied per square metre of development. Accordingly there is the opportunity to spread the burden of infrastructure costs more widely and equitably. Ultimately this should result in a greater scale of contributions being accrued than at present and should create a better and more certain funding regime for essential facilities.

7.3.3. Under the Regulations, 15% of CIL contributions are required to be spent locally within the relevant town or parish where development has taken place, subject to a yearly limit of £100 per council tax property.

Where a Neighbourhood Plan is in place this rises to 25% with no yearly limitations. Neighbourhood planning is actively being pursued in 40 town and parishes across the Borough. There are currently 5 'made' Neighbourhood Plans in Cheshire East (i.e. Bunbury, Sandbach, Brereton, Audlem and Marton), with a further group of Neighbourhood Plans expected to reach the latter stages of preparation (examination and referendum) in this financial year and the remainder at earlier stages of Plan preparation. So significant areas of the Borough are likely to benefit from the introduction of CIL.

7.3.4. CIL is particularly designed to support infrastructure projects – and as such it has the potential to compliment or ease the costs attributed to the Capital Programme.

7.3.5. The cost of consulting on the Preliminary Draft Charging Schedule and draft 123 list will be met from within existing resources.

7.3.6. Discussions with other authorities who have implemented CIL, note an increase in planning applications prior to the implementation of the Levy. This required short term additional capacity in ensuring the processing of applications and legal support on S106 agreements

7.3.7. Similarly, a short term reduction in planning application activity followed the initial adoption of the levy and the expected CIL return in the first year was lower than expected. It is expected therefore that there will not be a significant immediate benefit seen by CIL and the system will take time to collect appropriate funds. The Council's expectations on immediate returns should reflect this.

7.4. Equality Implications

7.4.1. A CIL Charging Schedule is not a policy document but a local charge on development. The Preliminary Draft Charging Schedule set out in appendix A is based on evidence relating to infrastructure needs in Cheshire East to support the proposals in the Local Plan Strategy and the ability of development to support a CIL charge from a viability perspective.

7.5. Rural Community Implications

7.5.1. In those areas where a CIL rate applies, Town and Parish Councils will directly receive some of the CIL receipts resulting from development in their area.

7.6. Human Resources Implications

7.6.1. During implementation, resource from Spatial Planning, Development Management (including Civicance), Revenue and Legal Services will be required to deliver the project.

7.6.2. A wider cross service implementation officer group comprising representatives from services that have projects in the Infrastructure Development Plan will occasionally meet to advise and help the project shape the charging schedule.

7.6.3. Once the CIL is adopted and operational, additional long term resource may be required in services to operate and govern the levy. This will be determined once the operation implications of the levy are understood and in any case can be covered financially by the levy.

7.7. Public Health Implications

7.7.1. Depending on the infrastructure to be provided, there could be a positive impact on health, for example the provision of additional open space or opportunities for walking, cycling or access to services and facilities.

7.8. Implications for Children and Young People

7.8.1. Depending on the infrastructure to be provided, there could be a positive impact on Children and Young people, for example the provision of educational facilities or other infrastructure at varying scales, either local or of a larger scale in the Borough.

8. Risk Management

8.1. The Council must balance the need to secure better infrastructure provision with the risk that abortive work will be undertaken ahead of the completion of the Local Plan process. As far as possible the two processes should be run in tandem to mitigate this risk.

8.2. The CIL programme will be managed under the wider Spatial Planning Delivery programme and monitored corporately by the Project Management Office. A wider officer led CIL implementation group has been formed and governance arrangements currently being arranged.

8.3. CIL must be produced in accordance with legal requirements and will be subject to public examination, requiring robust evidence to ensure that CIL Charging Rates set an appropriate balance between the funding of infrastructure and the impact on viability on development across the Borough.

9. Access to Information/Bibliography

9.1. The Local Plan Strategy Examination Pages can be viewed using the following website link:- <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>

Appendix A – Preliminary Draft Charging Schedule Consultation Document

Appendix B – Initial Draft Regulation 123 list (Appendix B will follow the publication of the report and will be made available prior to the Portfolio Holder meeting)

Appendix C – Draft Keppie Massie Viability Report

Appendix D – Infrastructure Delivery Plan (July 2016) For Information only can be viewed here <http://cheshireeast-consult.limehouse.co.uk/file/4094467>

10. Contact Information

Contact details for this report are as follows:

Name: Adrian Fisher
Designation: Head of Planning Strategy
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COMMUNITY INFRASTRUCTURE LEVY

Prepared in line with the CIL regulations, a Preliminary Draft Charging Schedule along with the CIL Charging Zone Map setting out the Council's initial proposals for the levy, for the purposes of public consultation.

*PRELIMINARY
DRAFT CHARGING
SCHEDULE*

FEBRUARY 2017



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1 Introduction

1.1 The Community Infrastructure Levy is a planning charge used as a tool for Local Authorities, in England and Wales, to help deliver infrastructure to support development in their area. It was introduced under the Planning Act 2008 (as amended by the Localism Act 2011) and came into force under the 2010 Community Infrastructure Levy Regulations ("CIL Regs") (and subsequent amendments).

1.2 Cheshire East Cabinet resolved on the 9 February 2016 to undertake all the work necessary for the preparation and approval of a CIL Charging Schedule administered by Cheshire East Council.

1.3 In line with the CIL regulations, the Council has prepared a Preliminary Draft Charging Schedule (appendix A) for consultation along with the CIL Charging Zone Map (appendix B). This sets out the Council's initial proposals for the levy, for public consultation and is accompanied by appropriate and available evidence. The accompanying documents to the consultation include an initial draft of the Council's Regulation 123 list and a viability study, prepared by consultants Keppie Massie.

1.4 A wide range of stakeholders were consulted throughout the evidence gathering process. The Infrastructure Delivery Plan is a supporting document to the emerging Local Plan Strategy, which is currently being examined. In addition, a meeting was held with the Housing Market Partnership and wider development stakeholders on the 27th September 2016, on the methodology and assumptions proposed to be used in establishing a CIL charge.

1.5 The Council and its consultants, Keppie Massie, recognise the need for early and ongoing engagement regarding the CIL charges proposed in this document. To that end, the Preliminary Draft Charging Schedule and associated viability evidence set out a starting position for the Council in line with the CIL regulations.

1.6 The Preliminary Draft Charging Schedule consultation stage is part of a 'conversation' on a future CIL charge in the Borough. The Council is anticipating to receive through the consultation 'appropriate and available' evidence to test the initial position set out in the Preliminary Draft Charging Schedule to ensure the most appropriate and robust draft CIL Charging Position is achieved.

1.7 It should also be noted that alongside the consultation on CIL there will be ongoing engagement with individual site promoters for those sites contained within in the Local Plan Strategy.

2 Your Views and How to Respond

2.1 The Preliminary Draft Charging Schedule and accompanying documents are available for public comment for a six week period, between..X and X

2.2 The accompanying documents are:

- Preliminary Draft Charging Schedule Economic Viability Study - prepared by Keppie Massie
- Initial Draft Regulation 123 List



2.3 The Infrastructure Delivery Plan Update (July 2016) prepared to support the emerging Local Plan Strategy has been used as a basis of the infrastructure evidence used to justify a future CIL Charge in the Borough. This document can be viewed on the [Local Plan Strategy examination library](#).⁽¹⁾

2.4 Following the consideration of comments received to the Preliminary Draft Charging Schedule, the Council and its consultants will prepare and publish a Draft Charging Schedule for public consultation, followed by public examination of the Council's CIL proposals.

Making Comments

2.5 Comments on the Preliminary Draft Charging Schedule should be made using the online consultation portal which can be accessed using the following website link - www.cheshireeast.gov.uk/localplan. You can also pick up a paper comments form from customer service centres at Macclesfield and Crewe and return it to the Council's Headquarters at Westfields, Middlewich Road, Sandbach, CW11 1HZ.

2.6 Only comments received during the consultation period will be considered. Anonymous comments cannot be accepted. The Council asks that comments are made electronically where possible, to save time and money. However, comments made using the paper forms will be accepted.

2.7 Contacting the Spatial Planning Team:

You can contact the Spatial Planning Team via:

- E-mail: cil@cheshireeast.gov.uk
- Telephone: 01270 685893
- Post: Spatial Planning, Cheshire East Council, Westfields, Middlewich Road, C/O Earle Street, Crewe, CW1 2BJ

¹ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library> (Ref PC B033)



Consultation Questions

Consultation Questions

The Council would like you to consider the following questions when responding to the Preliminary Draft Charging Schedule and related evidence.

1. Do you agree with the assumptions and methodology used in the Preliminary Draft Charging Schedule Viability Assessment ? If not, please provide appropriate and available evidence to support your view
2. Do the proposed rates strike an appropriate balance between funding infrastructure and any potential effects on the viability of development ? If not, please provide alternative appropriate evidence to support your view ?
3. What approach should be taken to strategic sites identified in the Local Plan Strategy, when considering the delivery of infrastructure, CIL payments and / or S.106 agreements ?
4. Do you agree that the Council should introduce an instalments policy to stagger payments ? If so, do you have any suggestions that the Council should take to such a policy ?
5. Do you think the Council should offer relief for any of the following discretionary criteria (please include appropriate and available evidence to support the view) ?
 - Land and infrastructure in kind
 - Relief for exceptional circumstances
 - Relief for charitable investment activities
 - Any other discretionary relief
6. Do you have any views on the content of the Council's Initial Draft Regulation 123 list and the proposed balance between CIL and S106 ? If so, please give reasoning with your answer ?
7. Do you have any other comments on the Preliminary Draft Charging Schedule ?
8. Do you have any other comments on the evidence base which supports the Preliminary Draft Charging Schedule ?



3 CIL Overview

What is Community Infrastructure Levy ("CIL")?

3.1 CIL is a planning charge on new development to help fund infrastructure. It is based on the size and type of development and once a CIL Charging Schedule is set in an area, is mandatory to pay and non-negotiable. The funds raised must be used to provide infrastructure which is required to support new development across the area.

What development is liable for CIL

3.2 The levy may be payable on development which creates net additional floor space, where the gross internal area of new build exceeds 100 square metres. That limit does not apply to new houses or flats, and a charge can be levied on a single house or flat of any size, unless it is built by a self builder.

3.3 The following forms of development do not pay CIL;

- Development of less than 100 square metres unless a whole house, in which case the levy is payable
- Houses, flats, residential annexes and residential extensions which are built by 'self builders'
- Social housing that meets relief criteria
- Charitable development that meets relief criteria
- Buildings into which people do not normally go
- Buildings into which people go intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- Structures that are not buildings, such as pylons and wind turbines
- Specified types of development which local authorities have decided should be subject to a zero rate and specified as such in the charging schedule
- Vacant buildings brought back into the same use
- Where the levy liability is calculated to be less than £50, the chargeable amount is deemed to be zero so no levy is due
- Mezzanine floors inserted into an existing building are not liable for the levy unless they form part of a wider planning permission that seeks to provide other works as well.

3.4 Further guidance and definitions of the above are set out in the relevant sections of the Planning Practice Guidance and CIL regulations 2010 (and as subsequently amended).

Who is liable to pay CIL

3.5 Landowners are liable to pay CIL. Developers may take liability to pay the CIL charge on behalf of the landowner.

What are the benefits of CIL

3.6 The benefits of CIL include:



- CIL provides a clearer mechanism for funding infrastructure in a given area, and provides clarity, certainty and transparency from the outset about how much money a scheme will be expected to contribute to infrastructure provision
- CIL collects contributions from a wider range of developments
- CIL provides local authorities with greater flexibility to set their own priorities and spending on infrastructure projects
- CIL is non-negotiable and therefore should save time by reducing the overall need for full negotiations on the levels of contributions certain schemes should pay

Neighbourhood portion of the Levy

3.7 Parishes where development takes places will receive their own portion of CIL to spend on infrastructure. In areas where there is no Neighbourhood Plan this will be 15%, capped at £100 per existing dwelling to be spent on local priorities. Where a Neighbourhood Plan is in place the portion increases to 25% uncapped as a government incentive to prepare a Neighbourhood Plan.

3.8 There are currently some 40 Neighbourhood Development Plans in preparation across the Borough, with 5 'made' neighbourhood plans and a number reaching key stages in their development. The Council offers support packages for those groups preparing Neighbourhood Plans in the Borough. Further information is available on the Council's approach to neighbourhood planning at www.cheshireeast.gov.uk/localplan

Relationship to S106 / S278 agreements

3.9 The Council currently focuses financial contributions for infrastructure from new development through S106 agreements. The purpose of such agreements are to help secure infrastructure required to mitigate site-specific impacts arising from development. S.106 agreement(s) include three key tests in that it must be (a) necessary, (b) directly related, and (c) related in scale and kind to the proposed development.

3.10 The existing Section 106 (S106) system in Cheshire East will remain in place and will continue to be used for affordable housing and for site specific measures, not identified to be collected via CIL to make a development acceptable in planning terms.

3.11 CIL Regulation 123 introduced 'pooling restrictions' which limited the Council's ability to use S106 to fund infrastructure from 6 April 2015. Specifically, the Regulation limits S106 obligations where five or more contributions have been entered into on or after the 6 April 2010 in respect of a specific infrastructure project or type.

3.12 A section 278 agreement (or S278) is a section of the Highways Act that allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of a planning application. Section 278 agreements will remain in place and will continue to be used by the Council.

Regulation 123 List

3.13 CIL regulations asks the Council to set out a draft list of the projects and types of infrastructure that are to be funded in whole or part by the CIL. Following adoption of a future CIL Charging Schedule, this draft list will form the basis of the Council's 'Regulation 123 List'



of projects wholly or partly funded by CIL receipts for which S.106 planning obligations cannot be sought. This requirement is specifically designed to prevent 'double charging' of developers. The list has to be published and any revisions to it are subject to appropriate consultation.

3.14 During the consultation and adoption of a future CIL Charge, the Council will continue to review infrastructure provision best funded through CIL and included on the regulation 123 list and which, being site-specific measures, should remain for negotiation through S.106.

4 Background Evidence

4.1 In order to set a CIL Charge, the authority, in line with the regulations, must have:

- An up to date development plan (in this case the emerging Local Plan Strategy);
- Evidence of infrastructure funding gap (to justify a future CIL Charge and Regulation 123 list);
- Evidence on viability and the need to strike an appropriate balance between the desire to fund infrastructure and the effects on economic viability.

Local Plan Strategy ("LPS")

4.2 The Cheshire East Local Plan Strategy is currently being examined. Further examination hearing sessions were held in September / October 2016 with a consultation on the Main Modifications stage of the examination process and adoption of the Plan in 2017. The Local Plan Strategy Examination Library provides regular updates relating to the progress of the examination and can be viewed [here](#).⁽²⁾

4.3 Policy IN1 (Infrastructure) of the emerging Local Plan Strategy sets out that infrastructure delivery will take place in a phased, co-ordinated manner guided by the Infrastructure Delivery Plan. The policy states that the CIL Charging Schedule will be used to pool developer contributions towards local and strategic infrastructure. Policy IN2 (Developer Contributions) includes reference to the suite of funding mechanisms the Council will use towards funding the necessary and required infrastructure in the Borough, including a future CIL Charging Schedule.

Infrastructure Delivery Plan ("IDP")

4.4 Statutory guidance requires a CIL Charging authority to identify the total cost of infrastructure that it desires to fund in whole or in part from the Levy.

4.5 The Council has prepared a Infrastructure Delivery Plan (July 2016 Update)⁽³⁾ to support the proposals in the emerging Local Plan Strategy, updated in July 2016. This consultation document on the Preliminary Draft Charging Schedule should be read in conjunction with the Infrastructure Delivery Plan. The Infrastructure Delivery Plan sets out what additional infrastructure is considered to be needed in the Borough to support development and the funding sources based on appropriate available evidence.

² <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1>

³ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library> (Ref PC B033)



4.6 The Infrastructure Delivery Plan notes a current total funding gap of between £372,763,650 to £450,645,650. This justifies the creation and implementation of a CIL Charging Schedule, alongside other funding sources, to deliver appropriate infrastructure in the Borough to support the proposals contained within the emerging Local Plan Strategy.

4.7 It should be noted that CIL will form one funding stream, which will be used to reduce any funding gap to support the proposals in the emerging Local Plan Strategy and will be used alongside other funding sources including that from central government, the Local Authority's own capital receipts or other mechanisms such as S.106 agreements / S.278 agreements.

Evidence of Viability

4.8 Keppie Massie have been appointed by the Council to assist with the preparation of viability evidence to support a future CIL charge in the Borough

4.9 The Preliminary Draft Charging Schedule Viability Assessment report prepared by Keppie Massie sets out recommendations based on high level scenario testing and consideration of evidence on CIL rates that could reasonably be supported in the Borough. The evidence base work provides the basis for preparing a CIL Charging Schedule for the Borough and has been produced to be robust to support the Council through a future CIL Charge.

5 Implementation of CIL

Collecting the Levy

5.1 Cheshire East Council as the charging authority will be responsible for collecting CIL payments.

5.2 The levy becomes payable once development has started and is the responsibility of the landowner in normal circumstances, although the developer may assume liability instead.

5.3 The CIL regulations are clear on how CIL is calculated including approaches to indexation to take account of inflation. Part 8 of the Community Infrastructure Levy Regulations 2010 (as amended) sets out the legal framework for calculating and collecting the Levy.

5.4 The Council will monitor the effectiveness of the CIL Charging Schedule, once adopted, and will review on the basis of changed economic conditions or when there is clear evidence of the balance of infrastructure delivery and viability are threatened. In addition, monitoring indicators contained in the Local Plan Strategy and the introduction of future development plan documents may provide triggers for future review of the CIL Charging Schedule as would changes to national guidance / regulations on such matters.

5.5 Viability is a key consideration of the CIL Charging Schedule and as such the Council intends, at draft CIL Charging Schedule stage, to set out its approach to deferred payment of financial contributions through an instalment policy. The Preliminary Draft Charging Schedule Viability Assessment by Keppie Massie consider that the introduction of an instalments policy does increase the development surplus available to a scheme. The Council anticipates introducing a instalments policy in line with the CIL regulations and will detail the



timing and level of payments alongside the rationale for the policy at CIL Draft Charging Schedule stage. Views are sought at this stage on the appropriateness and approach the Council should take to an instalments policy.

5.6 The CIL regulations also provide a procedure for discretionary exceptional circumstances relief, should the charging authority make this available and subject to defined criteria. As this can be provided and advertised separately to the publication of the a Charging Schedule, the Council is seeking views at this time on whether to introduce such a policy and will consider the introduction of an exceptional circumstances relief policy as the CIL Charging Schedule is being developed. In addition, the Council will consider setting out further detail of the relief criteria for social housing / charitable development noted above.

5.7 In line with the CIL regulations, the Council can also consider CIL payments via land transfers and / or direct infrastructure provision as payment for the whole or part of the levy, subject to the regulations and further checks and balances. Again, the Council is seeking views on the need for a CIL Payment in Kind policy and their appropriateness for the Borough and implementation of CIL as a whole

6 Preliminary Draft Charging Schedule

6.1 The Community Infrastructure Levy Preliminary Draft Charging rates for development across the Cheshire East Council area are proposed as follows:

Development Type	Zone	Initial Proposed Rate of CIL
Residential (Use Class C3)	Zone 1 - Built up areas of Crewe, Macclesfield, Alsager, Congleton, Handforth, Middlewich, Nantwich, Sandbach, Audlem, Bunbury, Bollington, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury	£0
Residential (Use Class C3)	Zone 2 - Crewe Rural Hinterland	£35
Residential (Use Class C3)	Zone 3 - Built up areas of Knutsford, Alderley Edge, Mobberley, Prestbury, Poynton and Wilmslow	£88
Residential (Use Class C3)	Zone 4 - Greenfield areas to the south and central areas of Cheshire East	£112
Residential (Use Class C3)	Zone 5 - Greenfield areas to the north of the Borough	£168



Development Type	Zone	Initial Proposed Rate of CIL
Apartments (Use Class C3)	Zone 3 + 5 - Built up and Greenfield Areas to the north of the Borough	£60
Hotels (Use Class C1)	Whole Borough	£0
Retail Uses	Retail Zone 1 - Retail Parks at Grand Junction in Crewe and Handforth Dean in Handforth	£66
Retail Uses	Outside of Retail Zone 1	£0
Offices (Use Class B1)	Whole Borough	£0
General Industrial (Use Class B2)	Whole Borough	£0
Storage and Distribution (Use Class B8)	Whole Borough	£0
All Other Uses (Whole Borough)	Whole Borough	£0

Table 6.1 Proposed CIL Rates

7 Next Steps

7.1 Following this consultation, the Council will review the comments received alongside any other relevant evidence which emerges and use the findings to inform the next stage of preparing CIL, the Draft Charging Schedule for consultation.

7.2 In November 2015, the Government announced an independent group to conduct a review of the Community Infrastructure Levy and the extent to which it is meeting its objectives. The CIL advisory groups report has been submitted to Government. The Housing White Paper, published on the 7th February 2017 notes that Government is currently exploring longer term reforms to the system of developer contributions (S.106 and CIL) and intends to announce any changes to its current operation at the 2017 Autumn Budget Statement. The Council will keep its position on CIL under review and will respond to any future changes in its operation as and if appropriate.

7.3 Once the Council considers that the Draft Charging Schedule is ready for an examination-in public and is approved for consultation, we will publish the document for consultation in line with the appropriate regulations. During this period, representations can be made and any person making a representation has the right to be heard at a future CIL



Examination in Public. Following the examination, the independent Inspector who will examine the CIL Charging Schedule will produce a report recommending adoption or changes.

8 Glossary

Charging Authority	A charging authority is the collecting authority for CIL charged in its area. The charging authority prepare relevant CIL proposals for their area including an assessment of the infrastructure needs for which the levy may be collected.
Charging Schedule	The charging schedule is a document that sets out community infrastructure levy rates of a charging area
Community Infrastructure Levy (CIL)	A levy on development allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.
Draft Charging Schedule	This is the document prepared for the second stage of statutory consultation required in the production of charging schedule. This document will be consulted upon before being examined by an independent examiner.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education, sport/recreation and health facilities.
Infrastructure Development Plan	National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents. The Infrastructure Development Plan is a supporting document to the Local Plan
Local Plan	The plan (which can comprise one or more documents) for the future development of the local area, drawn up by the Council in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. The term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	A development plan document and the first part of the Council's Local Plan. It sets out the overall planning framework for the area. It includes strategic policies and allocations to achieve sustainable development.
Preliminary Draft Charging Schedule	This is the document prepared for the first statutory consultation required in the production of the Charging Schedule.



Planning obligation	A legally enforceable obligation entered into to mitigate the impacts of a development proposal.
Regulation 123 list	The Regulation 123 List provides for charging authorities to set out a list of those projects or types of infrastructure that it intends to fund, or may fund, through the levy. This list should be based on the draft list that the charging authority prepared for the examination of their draft charging schedule.
Section 106 agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement and is a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms.
Section 278 agreement	<p>A Section 278 Agreement is a legally binding document between the Local Highway Authority</p> <p>and the developer to ensure that the work to be carried out on the highway is completed to the standards and satisfaction of the Local Highway Authority.</p>



9 Preliminary Draft Charging Schedule

The Charging Authority

9.1 The Charging Authority is Cheshire East Council

Date of Approval

9.2 The CIL Preliminary Draft Charging Schedule was approved by the Council for consultation on XX

Statutory Compliance

9.3 The CIL Preliminary Draft Charging Schedule has been issued, approved and published in accordance with the Community Infrastructure Levy Regulations 2010 (and as subsequently amended) and part 11 of the Planning Act 2008 (as amended by part 6 of the Localism Act 2011).

9.4 In setting the Levy rates, the Council considers that it has struck an appropriate balance between;

- The desirability of funding infrastructure in whole or in part the actual and estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
- The potential effects, taken as a whole, of the imposition of CIL on the economic viability of development across the Borough of Cheshire East.

CIL Rates

9.5 The Community Infrastructure Levy preliminary draft charging rates for development across Cheshire East Council area are as follows:

Development Type	Zone	Initial Proposed Rate of CIL
Residential (Use Class C3)	Zone 1 - Built up areas of Crewe, Macclesfield, Alsager, Congleton, Handforth, Middlewich, Nantwich, Sandbach, Audlem, Bunbury, Bollington, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury	£0
Residential (Use Class C3)	Zone 2 - Crewe Rural Hinterland	£35
Residential (Use Class C3)	Zone 3 - Built up areas of Knutsford, Alderley Edge, Mobberley, Prestbury, Poynton and Wilmslow	£88



Development Type	Zone	Initial Proposed Rate of CIL
Residential (Use Class C3)	Zone 4 - Greenfield areas to the south and central areas of Cheshire East	£112
Residential (Use Class C3)	Zone 5 - Greenfield areas to the north of the Borough	£168
Apartments (Use Class C3)	Zone 3 + 5 - Built up and Greenfield Areas to the north of the Borough	£60
Hotels (Use Class C1)	Whole Borough	£0
Retail Uses	Retail Zone 1 - Retail Parks at Grand Junction in Crewe and Handforth Dean in Handforth	£66
Retail Uses	Outside of Retail Zone 1	£0
Offices (Use Class B1)	Whole Borough	£0
General Industrial (Use Class B2)	Whole Borough	£0
Storage and Distribution (Use Class B8)	Whole Borough	£0
All Other Uses (Whole Borough)	Whole Borough	£0

Table 9.1 Proposed CIL Rates

10 Charging Zone Map

Residential CIL Rates

10.1 Figure 10.1 represents the proposed residential CIL charging areas based on the outcomes of the Keppie Massie Preliminary Draft Charging Schedule Viability Assessment. The Borough has been considered on a Town and Parish basis and the urban areas are defined by the boundaries (settlement boundary and / or green belt boundary) in the legacy Crewe and Nantwich, Congleton and Macclesfield Local Plan documents.

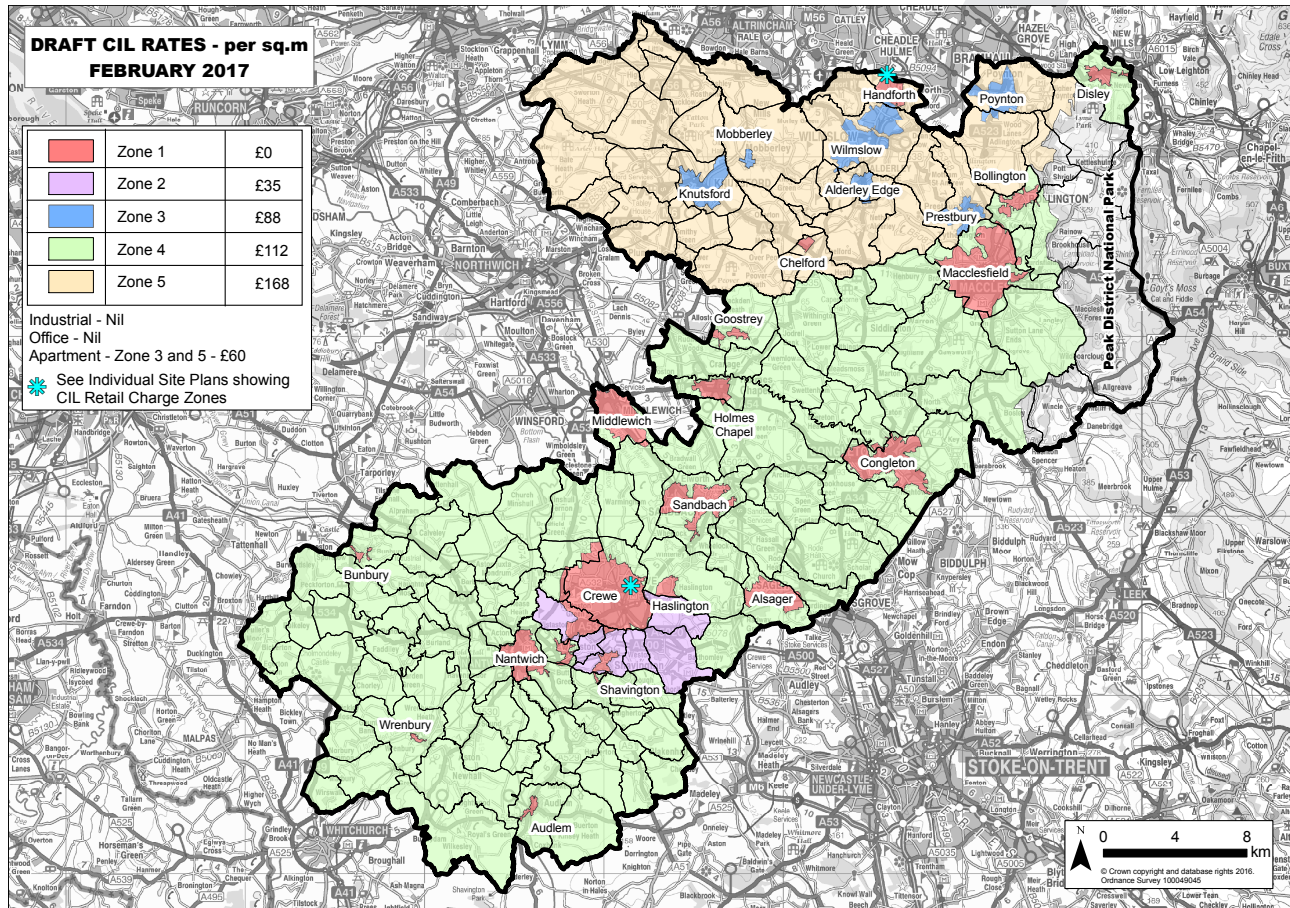


Figure 10.1 Charging Zone Map

Retail CIL Rates

10.2 Figures 10.2 and 10.3 set out the proposed Retail CIL rates for the areas of Handforth Dean in Handforth and Grand Junction Retail Park in Crewe as evidenced by the Keppie Massie Preliminary Draft Charging Schedule Viability Assessment.

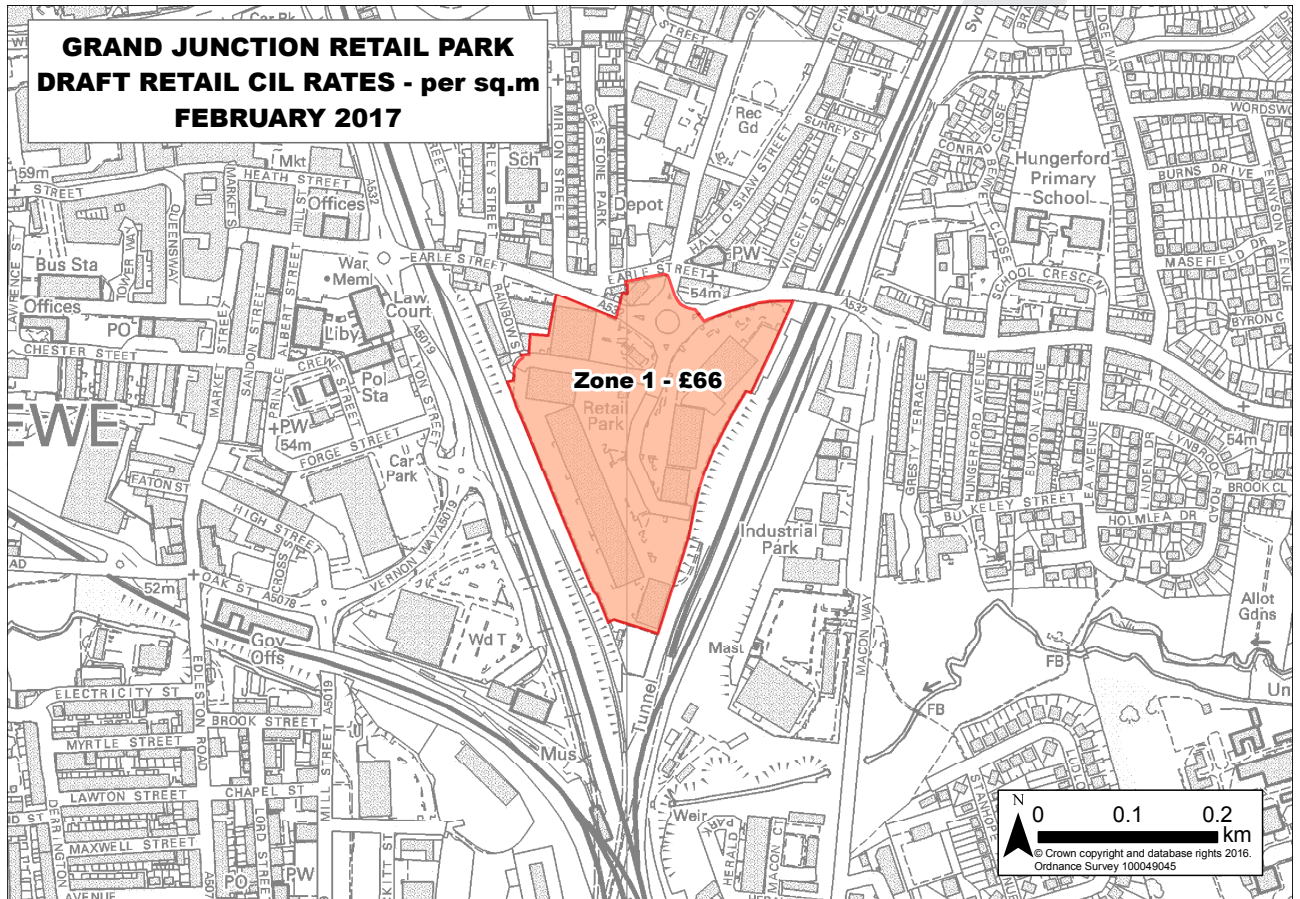


Figure 10.2 Grand Junction Crewe CIL Rates

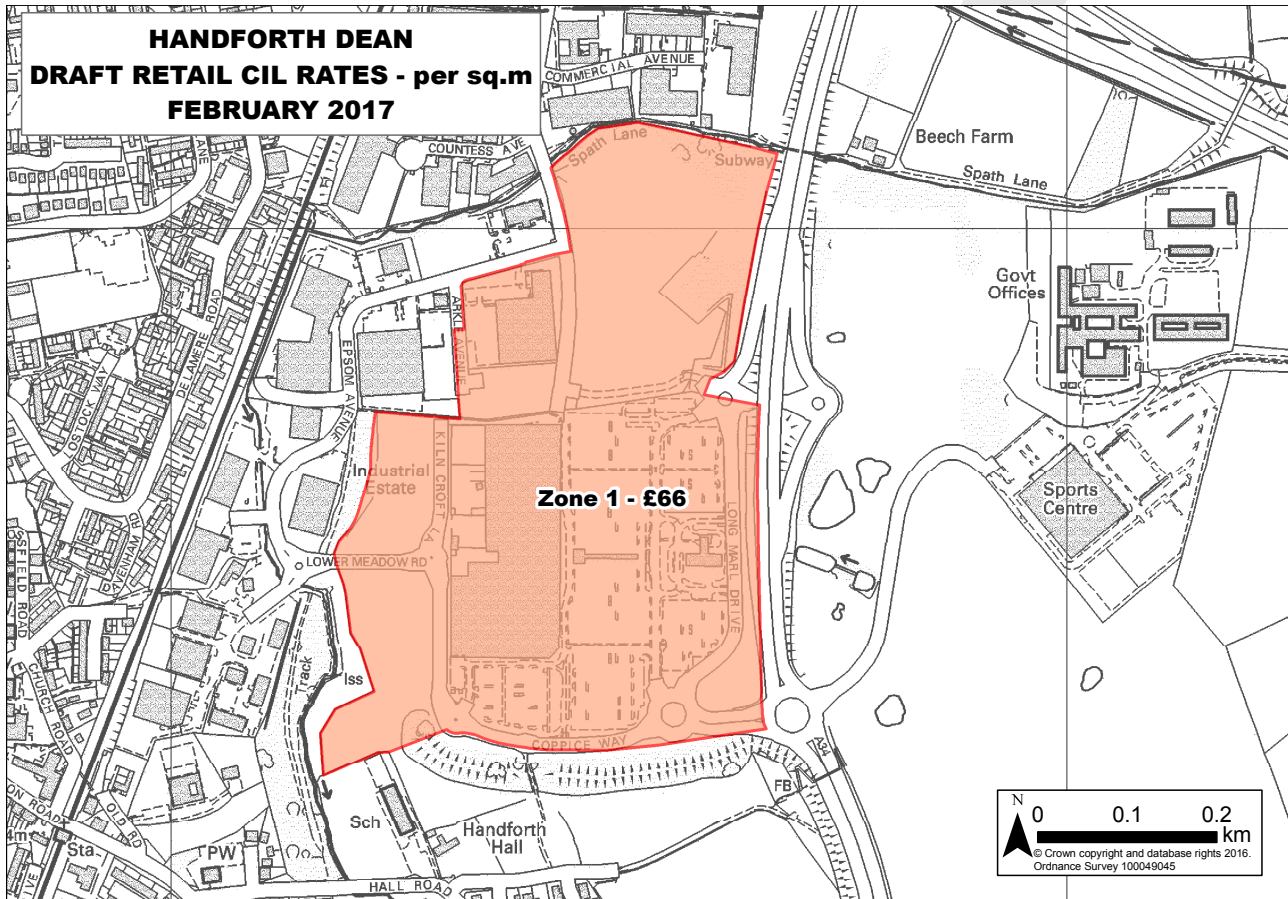


Figure 10.3 Handforth Dean CIL Retail Charging Area

CHESHIRE EAST COUNCIL
PRELIMINARY DRAFT CHARGING SCHEDULE
VIABILITY ASSESSMENT

PREPARED ON BEHALF OF
CHESHIRE EAST COUNCIL

By



FEBRUARY | 2017

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1.0 INTRODUCTION

- 1.1 Cheshire East Council ('the Council') have instructed Keppie Massie and WYG to assess the economic viability of new development in the Borough to inform decisions about the implementation of a Community Infrastructure Levy ("CIL") within the Borough.
- 1.2 This Report provides a brief summary of the Guidance in relation to the CIL and the key policies that are contained within the Local Plan Strategy. This Report then provides an analysis of developments within the Borough, before identifying the assumptions that have been made within the testing that has been undertaken. The results of the viability testing are then summarised together with our conclusions about the amount of development surplus and the implications of this for setting a CIL tariff in Cheshire East. The results of this assessment are then used to inform an appropriate Preliminary Draft Charging Schedule ("PDCS") for the Borough.
- 1.3 **Community Infrastructure Levy**
- 1.4 The CIL Regulations 2010 came into force on 6 April 2010, and have been subject to further Amendment Regulations (in 2011, 2012, 2013, 2014 & 2015). The most recent guidance in relation to CIL at the time of writing this Report was added to the Planning Practice Guidance ("PPG") on 16 November 2016.
- 1.5 The Community Infrastructure Levy (the levy) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. Charging Authorities are able to set a charge payable on development which creates net additional floor space, where the gross internal area of new build exceeds 100 sq.m (subject to minimum requirements and exemptions), provided that the economic viability of development is not compromised.
- 1.6 The PPG at Paragraph 8 (Reference ID: 25-008-20140612) states that "*Charging authorities should set a rate which does not threaten the ability to develop viably the sites and scale of development identified in the relevant Plan (the Local Plan in England)*".

- 1.7 Furthermore the PPG within the same paragraph acknowledges that the relevant Charging Authority *"will need to draw on the infrastructure planning evidence that underpins the development strategy for their area. Charging authorities should use that evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area."*
- 1.8 The PPG suggests that balance is at the heart of setting the levy and it will be for charging authorities to show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area.
- 1.9 A charging authority must use 'appropriate available evidence' to inform their draft charging schedule. The PPG recognises that the available data is unlikely to be fully comprehensive. However charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.
- 1.10 There is no set term for the review of a Charging Schedule, however in order to fully capture changing economic circumstances, it is expected that a Charging Schedule would be under constant review. A change in the Charging Schedule does however require further public consultation and is subject to examination by an independent examiner. The legislation does allow for an annual inflationary increase in accordance with the national Tender Price Index of Construction Costs, which is published by the Building Cost Information Service (BCIS) of the Royal Institution of Chartered Surveyors (RICS).
- 1.11 The Charging Schedule set at the outset therefore needs to be sufficiently considered and robust to ensure that it remains relevant and appropriate to the Borough without the need for fundamental review. We have been mindful of this in our methodology and approach, albeit it is not possible to anticipate significant changes in the property market in future years, and inevitably periodic review of the tariff is likely to be necessary. It is therefore anticipated that, once the Charging Schedule is implemented, the property and construction market will need to be closely monitored.

1.12 **Scope of the Report**

1.13 This Report comprises a broad area based financial viability assessment that has been prepared to assess the levels of CIL that can be supported within Cheshire East. It is acknowledged that this report comprises an Initial Report that will need to be revised at Draft Charging Schedule stage. This may be as a result of modifications to Planning Policy or as a result of information that has been made available through stakeholder consultation. Regardless of the above, further testing will be required

1.14 Within this Viability Report three key assumptions have been made that underpin the testing that has been made. For completeness they are set out below:-

- The testing that we have prepared reflects the policies that are contained within the Local Plan Strategy (Proposed Changes – Final Version dated July 2016). The Council's Local Plan Strategy was submitted to the Secretary of State on 20th May 2014, and the version that we have used comprises the most recent version that was submitted to the Examiner as part of the reconvened hearing sessions that took place between 13 September 2016 and 21 October 2016. It is acknowledged that any modifications that are made by the Examiner will need to be addressed in subsequent testing. The Inspector has now published his interim views on the Main Modifications and further work necessary in order for it to be found sound. Consultation on the Main Modifications is anticipated to take place in early 2017.
- The testing that we have prepared does not seek to specifically assess viability of the Strategic Sites contained within the emerging Local Plan Strategy. The viability of Strategic Sites will be assessed within subsequent viability testing that will be undertaken at a later date following consultation on the PDCS. The PPG at Paragraph 19 (Reference ID: 25-019-20140612) is clear that viability testing should *"focus on strategic sites on which the relevant Plan relies and those sites (such as brownfield sites) where the impact of the levy is likely to be most significant."* The same paragraph within the PPG states that:-

"In addition, a charging authority should directly sample an appropriate range of types of sites across its area, in order to supplement existing data. This will require support from local developers. The exercise should focus on strategic sites on which the relevant Plan (the Local Plan in England, Local Development Plan in Wales, and the London Plan in London) relies, and those sites where the impact of the levy on economic viability is likely to be most significant (such as brownfield sites)"

The PPG acknowledges that the viability testing of Strategic Sites will be dependent on support from local developers. Given the number of strategic sites contained within the Council's Local Plan Strategy it is imperative that the viability of an appropriate sample of Strategic Sites are tested to ensure that any proposed CIL charges can be supported. This point is acknowledged within this Report, and the viability of Strategic Sites will be considered within further testing at a later date. It is hoped that Local Developers and other Stakeholders will feed into this process through the relevant consultations and make available appropriate available evidence so that the viability of these sites can be considered in greater detail (improving the accuracy of the testing that we have undertaken).

- The testing that has been undertaken is based on high level BCIS costing data, with further allowances for additional professional fees, external works and contingencies. BCIS data comprises high level published costing data that provides aggregated build costs for different types of development. Notwithstanding this, it is recognised that there are a number of inherent weaknesses with BCIS. In the first instance, it is noted that the data is predominantly based on smaller developments. We also understand that a high proportion of returns are provided by Registered Providers also, and not large scale-market developers. Furthermore, the specification and types of developments that are considered are not known.

Whilst we have used BCIS data within this initial testing, it is recommended that at further viability testing is undertaken by costings that are provided by a suitably qualified Quantity Surveyor. This will ensure that the costings accord with the sizes of the development and account for the fact that development will typically be undertaken by house-builders (as opposed to Registered Providers), and we recognise that as a result this will provide a more accurate basis for assessing the viability of development within the Borough. Therefore, whilst BCIS costings have been adopted within this initial high level testing to provide the Council with initial advice concerning the levels of CIL that are appropriate, we consider that a more robust and accurate method of establishing the true cost of development can be established by seeking professional advice from an independent expert (and use this information to inform further viability testing and advice).

- 1.15 The Report has been prepared in an 'open book' format, and presents all of the information that we are able to disclose in a transparent manner. Where possible sales and costing information is provided, together with a relevant analysis of developments that are located throughout the Borough. In the event that we have relied on confidential data, this is clearly set out.
- 1.16 It is recognised within the PPG that a CIL Viability Assessment is evidence driven process. Within this Report we have sought to present the data in such a fashion that stakeholders (and in particular local developers) are able to assess how key decisions that have been made within the testing that we have prepared have been formulated. As detailed above, this Report has been prepared to identify a potential CIL charge. Should further evidence on matters such as sales revenues or construction costs be provided by stakeholders throughout the consultation, then this evidence will be considered alongside the existing evidence that has been presented within this Report. In the event that following consideration this additional evidence changes our views on the appropriateness of any of the inputs that have been adopted, further testing will need to be undertaken that incorporates these changes.
- 1.17 It is hoped that by providing details of the assumptions and workings at the outset, that this will enable stakeholders to feed into the process at the earliest possible time. This will hopefully facilitate the disclosure of information from stakeholders in a timely manner and ensure that the viability testing that is subsequently undertaken reflects the appropriate available evidence.
- 1.18 **Format of Report**
- 1.19 The report is presented to provide an overview of the Local Plan and its key policies, details of our methodology, a property market commentary, the results of our testing and conclusions regarding Plan viability and delivery.
- 1.20 For ease of reference the report is structured based on the following sections:
- 1.21 **Section 2 – Planning Policy Context**
Here we have provided an overview of the Local Plan Strategy together with an outline of the allocations and plan policies which impact on viability and delivery.
- 1.22 **Section 3 – Methodology**
In this section we outline the methodology that has been adopted within this Report to assess the level of CIL that could be supported.

1.23 **Section 4 – Evidence**

This section provides general information about the social and economic characteristics of Cheshire East, together with an overview of the residential and non-residential property markets.

1.24 **Section 5 – Financial Appraisal Assumptions**

This section outlines the key assumptions that we have made in preparing our financial assessments.

1.25 **Section 6 – Viability Results**

This section provides an overview of the results from the viability testing.

1.26 **Section 7 – Prospects for the Introduction of a Community Infrastructure Levy**

This section contains the conclusions regarding an appropriate Preliminary Draft Charging Schedule.

2.0 PLANNING POLICY CONTEXT

2.1 **Background**

2.2 The Council submitted the Local Plan Strategy to the Secretary of State for Communities and Local Government on 20th May 2014 in preparation for independent examination. The Examination began and was adjourned in the Autumn of 2014 so that the Council could undertake further work to address some initial concerns identified by the Inspector. Following the resumption of the examination, 'Resumed Hearing Sessions' took place in October 2015 and further 'Proposed Changes Hearing Sessions' took place in September and October 2016.

2.3 We understand that as of 16 December 2016 the Inspector has now published his interim views on the Main Modifications and further work necessary to the Proposed Changes (March 2016) version of the Plan in order for it to be capable of adoption.

2.4 For the purpose of this Report we have used the Local Plan Strategy (Proposed Changes – Final Version dated July 2016) as an indicator of future policy within the Borough. At the time of writing this Report it is considered likely that the policies contained within this document will come into effect, but it is noted that any potential modifications to the Local Plan Strategy by the Inspector may result in changes needing to be made.

2.5 **Cheshire East Local Plan – Local Plan Strategy (Proposed Changes – Final Version dated July 2016)**

2.6 According to Section 1.26 the Local Plan Strategy is the spatial interpretation of that vision and sets out how the economy can continue to thrive by providing new land for development up to 2030, whilst minimising the impact on the natural environment.

2.7 Section 1.27 of the Local Plan Strategy details that its aim is to *"deliver at least over 36,000 new homes by 2030 and around 31,000 jobs in the longer-term by 2030. These figures represent a pro-growth policy position that is forecast to see the Borough's population grow by around 58,100 people. Policies in this Plan will also make sure that the right mix of new homes is provided to meet the needs of a growing workforce and support both current and future employers. This is set within the demographic context that Cheshire East will have a 65% increase in over 65s and a 134% increase in over 85s the Plan period."*

2.8 According to the Local Plan Strategy the policy principles underpinning the vision are to:

- *"Develop brownfield sites, where possible, to minimise the use of Greenfield, Green Gap, open countryside or Green Belt sites.*
- *Ensure a town-centre first policy to support our main urban centres and deter out of town development.*
- *Deliver new homes of the right quality, in the right location at the right price; providing access to low cost and affordable housing to support our growing economy.*
- *Support new development with the right new infrastructure; our plan proposes at least eight miles of new roads and substantial upgrades to our overall transport network.*
- *Focus new housing development in strategic locations through the creation of a new sustainable urban village and urban extensions, rather than a dispersed growth model that would undermine the well-defined character and strengths of our market towns and smaller villages."*

2.9 **Planning for Growth Policies**

2.10 A number of policies within the Local Plan Strategy will guide the location and scale of new development in Cheshire East. We have provided a short summary of those most relevant to the study in the paragraphs that follow.

2.11 **PG1 – Overall Development Strategy**

2.12 This Policy details the quantity of land that will be released for development within the Borough. This policy identifies that 380 hectares of land will be released for business, general Industrial and storage and distribution uses over the period 2010 to 2030 to support the local economy alongside sufficient provision to support 36,000 dwellings.

2.13 **PG2 – Settlement Hierarchy**

2.14 This Policy details where development will be located within the Borough. Significant development will be encouraged within the Principal Towns (defined as Crewe and Macclesfield), whilst development of a "scale, location and nature that recognises and reinforces the distinctiveness of each individual town" will be supported within Key Service Centres (defined as Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow).

2.15 The Policy states that small scale development will be permitted in Local Service Centres (Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury) provided that they contribute to the creation and maintenance of sustainable communities. Development at a proportionate scale commensurate with the function and character of the settlement and confined to locations well related to the existing built up extent of the settlement will be permitted within other settlements and rural areas.

2.16 **PG3 – Green Belt**

2.17 This Policy states that planning permission will not be granted for inappropriate development except in very special circumstances in accordance with national policy. Details of exceptions are provided within this Policy in addition to details of sites that have been removed from Green Belt.

2.18 **PG 4 - Safeguarded Land**

2.19 This Policy identifies sites that are located between the existing urban area and the inner boundary of the Green Belt that may be required to meet longer-term development needs stretching well beyond the period of the Local Plan. Development that would prejudice the future comprehensive development of the Safeguarded Land is not permitted.

2.20 **PG4a – Strategic Green Gaps**

2.21 This Policy states that areas between the following settlements are defined as 'Strategic Green Gaps' that are provided to protect against long-term confluence of settlements, protect the setting and separate identity of each location and to retain the existing settlement pattern. As a result of this, Policy PG5 – Open Countryside (set out below) will apply to these areas:-

- Willaston/Wistaton/Nantwich/Crewe
- Willaston/Rope/Shavington/Crewe
- Crewe/Shavington/Basford/Weston
- Crewe/Haslington

2.22 PG5 – Open Countryside

2.23 This Policy defines 'Open Countryside' as comprising an "area outside of any settlement with a defined settlement boundary" and states that only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Exceptions include limited infill development, the re-use of existing rural buildings, replacement of an existing builds, development that is essential for the expansion of a business or for the conservation and enhancement of a heritage asset.

2.24 PG6 – Spatial Distribution of Development

2.25 This Policy sets out the expected delivery of development within each location. For completeness this is replicated below in Table 2.1 (which replicates Table 8.3 within the Local Plan Strategy):-

Settlement Type	Location	New Homes		Employment Land	
		Total 2010-30	Annual Average	Total 2010-30	Annual Average
Principal Towns	Crewe	7,700	385	65ha	3.25ha
	Macclesfield	4,250	213	20ha	1.00ha
Key Service Centres	Alsager	2,000	100	40ha	2.00ha
	Congleton	4,150	208	24ha	1.20ha
	Handforth (inc Growth Village)	2,200	110	22ha	0.75ha
	Knutsford	950	48	15ha	0.75ha
	Middlewich	1,950	98	75ha	3.75ha
	Nantwich	2,050	103	3ha	0.15ha
	Poynton	650	33	10ha	0.50ha
	Sandbach	2,750	138	20ha	1.00ha
	Wilmslow	900	45	10ha	0.50ha
Other Settlements	Local Service Centres	3,500	175	7ha	0.35ha
	Other Settlements and Rural Areas	2,950	148	69ha	3.45ha

Table 2.1 – Spatial Distribution of Development in Cheshire East
Source – Local Plan Strategy Table 8.3

2.26 **Enterprise and Growth Policies**

2.27 The Policies contained within the 'Enterprise and Growth' section of the Local Plan Strategy focus on the size and location of employment development. Summaries of the relevant policies contained within this section of the Local Plan are detailed below.

2.28 **Policy EG1 – Economic Prosperity**

2.29 This Policy states that employment development (use classes B1, B2 or B8) will be supported in principle within Principal Towns, Key Service Centres and Local Service Centres in addition to employment land allocations. Proposals for development on non-allocated sites will be supported where they are in the right location and support the strategy, role and function of the town.

2.30 Policies EG2 – Rural Economy and Policy EG3 – Existing and Allocated Employment Sites detail the form and location of employment that is suitable in Rural locations and detail the protection of existing employment sites (subject to prescriptive exceptions).

2.31 **Policy EG5 – Promoting a Town Centre First Approach to Retail and Commerce**

2.32 The above Policy states that the Principal Towns will be the main focus for high quality comparison retail, supported by a range of retail, service, leisure, tourism, office and other town centre-type uses including residential, whilst Key Service Centres will focus on the improvement and enhancement of the retail offer (and relevant diversification of uses). The Policy states that there will be a focus on convenience and comparison retail at an appropriate scale to meet the needs of the local community both within Local Service Centres and within other settlements and rural areas within the Borough.

2.33 **Stronger Communities**

2.34 There are a number of policies detailed within the 'Stronger Communities' section that could potentially impact the viability of residential development within the Borough. Each of the policies that could potentially impact the viability of development are detailed below.

2.35 **Policy SC1 – Leisure and Recreation**

- 2.36 This Policy seeks to ensure that *"major residential developments contribute, through land assembly and/or financial contributions, to new or improved sports facilities where development will increase demand and/or there is a recognised shortage of local leisure, community and recreation facilities."*

2.37 **Policy SC2 – Indoor and Outdoor Sports Facilities**

This Policy seeks to ensure that *"major residential developments contribute, through land assembly and/or financial contributions, to new or improved sports facilities where development will increase demand and/or there is a recognised shortage in the locality that would be exacerbated by the increase in demand arising from the development."*

2.38 **Policy SC4 – Residential Mix**

- 2.39 This Policy requires new residential development to maintain, provide or contribute to a mix of housing tenures, type and sizes to help support the creation of mixed, balanced and inclusive communities. Furthermore the Policy states that to meet the needs of the Borough's older residents, the Council will require developers to demonstrate how their proposals will be capable of meeting and adapting to the needs of this specific group of people which may include a provision of a variety of dwelling types and other measures to support health and wellbeing and independent living.
- 2.40 In addition the Policy states that development proposals for accommodation designed specifically for elderly and people who require specialist accommodation will be supported where there is a proven need provided that such developments are located within settlements that are accessible by public transport and are located within proximity to local amenities.

2.41 **Policy SC5 - Affordable Homes**

2.42 The Policy states that in respect of residential developments affordable housing will be provided as follows:-

- i. In developments of 15 or more dwellings (or 0.4 hectares) in the Principal Towns and Key Service Centres at least 30% of all units are to be affordable;
- ii. In developments of 11 or more dwellings (or have a maximum combined gross floorspace of more than 1,000 sq.m) in Local Service Centres and all other locations at least 30% of all units are to be affordable;
- iii. In future, where Cheshire East Council evidence, such as housing needs studies or housing market assessments, indicate a change in the Borough's housing need the above thresholds and percentage requirements may be varied;

2.43 **Sustainable Environment**

2.44 This section of the Local Plan Strategy sets out policies to ensure that development will protect and enhance Cheshire East's built and natural environment and will make sustainable use of resources.

2.45 **Policy SE1 - Design**

2.46 This Policy states that development proposals should make a positive contribution to their surroundings in terms of the sense of place, managing design quality, sustainable urban, architectural and landscape design, liveability/workability and designing in safety. A summary of this policy is contained below at Table 2.2 below.

2.47 Alongside this Policy, we have also had regard to the Council's Residential Design Guide SPDs which were prepared in January 2016 and provide additional guidance on the specific application of this Policy.

Item	Policy
Sense of Place	Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.
	Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings.
	Ensuring that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO1 and Manual for Streets.
	Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development.
	Encouraging innovative and creative design solutions that are appropriate to the local context.
	Ensuring a high quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.
Managing Design Quality	Ensuring for larger scale and more complex developments that design proposals have positively responded to the Design Review process.
	Ensuring for major developments that Masterplanning and Design Coding forms an integral part of the design process.
	Ensuring that housing developments achieve Building for Life 12 (or as updated) standard.
	Encouraging sustainable construction practices including the use of appropriate recycled and sustainable materials of high quality.
Sustainable Urban, Architectural and Landscape Design	Encouraging the introduction of passive environmental design principles and climate change adaptation features in the orientation of buildings and spaces and detailed design.
	Encouraging sustainable modes of travel through appropriate design.
	Reducing energy and water usage through appropriate design.
	Encouraging the use of renewable/low carbon energy technology, as appropriate.
	Encouraging the use of green infrastructure.
Liveability/ Workability	Ensuring appropriate level of privacy for new and existing residential properties.
	Ensuring appropriate external storage.
	Ensuring a high quality internal and external working environment commensurate with the type and nature of business, particularly for new build development or conversions to office space.
	Ensuring appropriate provision for waste storage allowing for its sustainable management.
	Ensuring appropriate access for the mobility impaired or partially sighted.
Designing in Safety	Ensuring high levels of passive surveillance of streets, spaces and parking including appropriate lighting.
	Incorporating Secured by Design principles, provided that these are adequately balanced against other design considerations and do not undermine the quality of the development.
	Ensuring that site layout and design minimises the opportunity for crime.

Table 2.2 – Design Policies as Detailed within Policy SE1 of the Local Plan Strategy

2.48 **Policy SE2 – Efficient Use of Land**

2.49 This Policy states that the Council will encourage the redevelopment/re-use of previously developed land and buildings unless it can be clearly demonstrated that either the landscape amenity or biodiversity value of the site is of sufficiently high value that it would be compromised through the redevelopment of the site.

2.50 **Policy SE6 – Green Infrastructure**

2.51 This Policy sets out a prescriptive set of policies that together aim to provide good quality and accessible networks of green spaces for people to enjoy. This includes:-

1. Linking the various assets of Cheshire East's unique landscape.
2. Safeguarding Green Infrastructure.
3. Working with partners to support the potential of Strategic Green Infrastructure Assets to contribute to the mains of wider green infrastructure.
4. Strengthening the contribution that sport and playing fields, open space and recreation facilities make to Cheshire East's Green Infrastructure network by amongst other measures providing adequate open space. The amount of open space required is set out below at Table 2.3.

Unit	Children's Play Space	Amenity	Allotments	Outdoor Sports Facilities	Green Infrastructure Connectivity
Quantity (per 1,000 population)	0.8ha	0.8ha	0.2ha	Developer Contribution	0.8ha
Quantity (per family home)	20 sq.m	20 sq.m	5 sq.m	Developer Contribution	20 sq.m

Table 2.3 – Open Space Standards

2.52 Policy SE9 - Energy Efficient Development

2.53 The above Policy states that the Council will look favourably upon development that follows the principles of the Energy Hierarchy, and seeks to achieve a high rating under schemes such as BREEAM (for non-residential development), CEEQUAL (for public-realm development) and Building for Life. Other key policies to note include:-

- An expectation that non-residential development of over 1,000 sq.m will be expected to secure at least 10% of its predicted energy requirements from decentralised and renewable or low carbon sources (unless it can be demonstrated that for this type of development is not feasible or not viable).
- In those areas defined as comprising 'District Heating Network Priority Areas' or within large scale development (of over 100 dwellings or 10,000 sq.m gross floor space) to install a site wide district heating network (unless it can be demonstrated that for this type of development is not feasible or not viable).

2.54 Policy SE13 - Flood Risk and Water Management

2.55 This Policy states that developments must integrate measures for sustainable water management to reduce floor risk, avoid an adverse impact on water quality and quantity within the Borough and provide opportunities to enhance biodiversity, health and recreation, in line with national guidance. According to this policy this should be achieved through the provision of a Flood Risk Assessment if the development is at risk of flooding and by seeking improvements to the current surface water drainage network (through SuDs or Green Infrastructure), demonstrating that there is sufficient infrastructure in place to service the development and incorporates water efficiency measures.

2.56 **Incorporation of Policy into Testing**

2.57 Table 2.4 below provides details as to how the planning policies detailed above need to be addressed when assessing the viability of development.

Planning Policy	Implications for Testing
PG1 – Overall Development Strategy PG2 – Settlement Hierarchy PG3 – Green Belt PG 4 - Safeguarded Land PG5 – Open Countryside PG6 – Spatial Distribution of Development	Policies PG1 to PG6 identify where development will be located within the Borough. The generic testing typologies that will be tested within this Report will therefore need to account for the size and character of development within all parts of the development were development is likely. As detailed above, this will need to be supplemented by site specific viability assessments for each larger strategic allocation.
Policy EG1 – Economic Prosperity Policy EG5 – Promoting a Town Centre First Approach to Retail and Commerce	These two policies provide the location of employment development within the Borough. The testing will therefore need to comply with these policies concerning the form and character of potential commercial forms of development in the Borough.
Policy SC1 – Leisure and Recreation Policy SC2 – Indoor and Outdoor Sports Facilities	The development costs will need to be sufficient to allow for the provision of Public Open Space in accordance with the above. Where not provided, the S106 contributions that are assumed will need to be sufficient to meet the potential offsite requirements.
Policy SC4 – Residential Mix	The testing typologies tested will need to accord with the requirements of this Policy.
Policy SC5 - Affordable Homes	The testing will need to account for the Council's Affordable Housing Policies at a Policy Compliant Position.
Policy SE1 – Design Policy SE2 – Efficient Use of Land Policy SE6 – Green Infrastructure Policy SE9 - Energy Efficient Development Policy SE13 - Flood Risk and Water Management	The development costs will need to be sufficient to incorporate each of the policies that are listed within SE1 to SE13.

Table 2.4 – Planning Policy Obligations and Integration into Viability Testing

3.0 METHODOLOGY

- 3.1 To arrive at fully informed conclusions regarding the viability of development in Cheshire East we have prepared in the first instance an appropriate evidence base that is robust, legible and fully supported by facts. We have undertaken research into the variables, both cost and revenue, that a developer would consider in financially appraising any development scheme. We have then utilised an industry recognised appraisal tool and method to test the viability of each of the development scenarios having regard to the current planning policy framework.
- 3.2 In deciding the most appropriate forms of development to test, we have had regard to existing developments within the Borough and to the likely forms of future development. This has involved analysing both historic planning permissions, and also reviewing future development sites identified within the Local Plan Strategy. We have also had regard to the SHLAA 2012.
- 3.3 **Appraisal Methodology**
- 3.4 In preparing our viability assessments we have adopted the Residual Approach. This is where the value of the completed development is assessed and the cost of undertaking the development (including the cost of land, finance and planning obligations) is deducted, along with a target developer's profit return. The residual sum that is left, if positive, represents a surplus that is available to be paid as CIL. Consideration of this then allows an informed decision to be made about the viability of development in general and in particular the prospects of the introduction of a CIL tariff. Table 3.1 below provides a simple diagram illustrating this approach:

<i>Gross Development Value (value of the completed development scheme)</i>
<i>Less</i>
<i>Cost of Development (inclusive of build costs, fees, finance, land cost)</i>
<i>Less</i>
<i>Other Costs (inclusive of planning obligations)</i>
<i>Less</i>
<i>Developers Target Profit</i>
<i>= Development Surplus or "Headroom"</i>

Table 3.1 - Residual Appraisal Approach

- 3.5 This methodology is recognised and supported by the Royal Institution of Chartered Surveyors (RICS) in relation to the valuation of development land. The RICS Guidance Note 'Financial Viability in Planning'¹ defines viability for planning purposes as (paragraph 2.1.1): *'an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the land owner and a market risk adjusted return to the developer in delivering that project'*.
- 3.6 The guidance note defines site value as follows (paragraph 2.3.1): *'site value should equate to the market value subject to the following assumption; that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.'*
- 3.7 When undertaking area wide viability testing, the guidance suggests that a second assumption needs to be applied to this definition, namely (paragraph 2.3.3): *'Site value may need to be further adjusted to reflect the emerging Policy/CIL charging level. The level of the adjustment assumes that site delivery would not be prejudiced.'*
- 3.8 We have assessed Market Value in accordance with VPS4 1.2 and IVS Framework paragraph 29. Under these provisions, the term 'Market Value' is defined as *'the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently and without compulsion.'*
- 3.9 In preparing our residual appraisals, it has been necessary to make certain assumptions, both in relation to the form of development and also the variables adopted in each of the appraisals based upon a significant quantity of data.
- 3.10 Inevitably, given the diverse character of the property market in Cheshire East, the data does not necessarily fit all eventualities and every development site will be unique. It has therefore been necessary to draw upon our development experience and use our professional knowledge to derive a data set that best fits the typical characteristics of development in the area and can be considered reasonable.

¹ RICS Guidance Note 'Financial Viability in Planning' (RICS, 2013)

3.11 It should be noted that when adopting the Residual Approach, the end result is extremely sensitive to even the smallest of changes in any of the assumptions which feed into the appraisal process. We are satisfied however that our approach and the assumptions that we have made are appropriate to the property market characteristics within Cheshire East and represent the most reasonable approach given the appropriate available evidence at the time of preparing this study.

3.12 We have also considered the Evidence Base work undertaken for the Local Plan, which has included the SHLAA (2012)², SHMA (2013 Update)³, Employment Land Review (undertaken by Arup and dated 2012)⁴, Housing Development Study (2015)⁵, Alignment of Employment, Economy and Housing Strategy (2015)⁶, Spatial Distribution Update Report (2015)⁷ and the Cheshire Retail Study Update (undertaken by WYG and dated May 2016)⁸.

3.13 **Residential Development Scenarios**

3.14 **Sites and Typologies for Testing**

3.15 The Local Plan Strategy identifies the following hierarchy and development distribution for future housing development in the Borough (as detailed within Table 2.1 above).

- Crewe – 7,700
- Macclesfield – 4,250
- Alsager – 2,000
- Congleton – 4,150
- Handforth (inc Growth Village) – 2,200
- Knutsford - 950
- Middlewich – 1,950
- Nantwich – 2,050
- Poynton - 650
- Sandbach – 2,750
- Wilmslow - 900
- Local Service Centres – 3,500
- Other Rural Settlements – 2,950

² Cheshire East Strategic Housing Land Availability Assessment (2012, Cheshire East Council)

³ Cheshire East Strategic Housing Market Assessment (2013, Arc4)

⁴ Cheshire East Employment Land Review (2012, Arup)

⁵ Cheshire East Housing Development Study (2015, Opinion Research Services)

⁶ Alignment of Economic, Employment & Housing Strategy (2015, Ekosgen)

⁷ Spatial Distribution Update Report (2015, AECOM)

⁸ Cheshire East Retail Study (2015, WYG)

3.16 The Local Plan Strategy proposes to allocate the following sites. These sites form a component part of the total allocations detailed within each settlement detailed above.

- Basford East, Crewe – 850 dwellings (CS1)
- Basford West, Crewe – 370 dwellings (CS2)
- Leighton West, Crewe – 850 dwellings (CS3)
- Leighton, Crewe – 500 dwellings (CS38)
- Crewe Green, Crewe – 150 dwellings (CS4)
- Sydney Road, Crewe – 525 dwellings (CS5)
- Cheshire South Growth Village, Crewe – 650 dwellings (CS37)
- Shavington/Wybunbury Triangle – 400 dwellings (CS6)
- East Shavington – 275 dwellings (CS7)
- Broughton Road – 175 dwellings (CS39)
- South Macclesfield Development Area – 1,050 dwellings (CS8)
- Land East of Fence Avenue, Macclesfield – 250 dwellings (CS9)
- Land at Congleton Road, Macclesfield – 300 dwellings (CS10)
- Land south of Chelford Road, Macclesfield – 200 dwellings (CS40)
- Gaw End Lane, Macclesfield – 300 dwellings (CS11)
- Land between Chelford Road and Whirley Road, Macclesfield – 150 dwellings (CS41)
- White Moss Quarry, Alsager – 350 dwellings (CS42)
- Twyfords and Cardway, Alsager – 550 dwellings (CS12)
- Former Manchester Metropolitan University Campus, Alsager – 400 dwellings (CS13)
- Back Lane/Radnor Park, Congleton – 750 dwellings (CS44)
- Giantswood Lane South, Congleton – 150 dwellings (CS16)
- Giantswood Lane to Manchester Road, Congleton – 500 dwellings (CS46)
- Manchester Road to Macclesfield Road, Congleton – 450 dwellings (CS17)
- Tall Ash Farm, Congleton – 225 dwellings (CS47)
- North of Lamberts Lane, Congleton – 225 dwellings (CS48)
- North Cheshire Growth Village, Handforth – 1,500 dwellings (CS30)
- Land Between Clay Lane and Sagars Road, Handforth – 250 dwellings (CS49)
- North West Knutsford – 500 dwellings (CS18)
- Parkgate Extension, Knutsford – 200 dwellings (CS19)
- Land South of Longridge – 225 dwellings (CS50)
- Glebe Farm, Middlewich – 525 dwellings (CS20)
- Brooks Lane, Middlewich – 200 dwellings (SL9)
- Land off Warmingham Lane West (Phase 2) – 235 dwellings (CS55)
- Kingsley Fields, Nantwich – 1,100 dwellings (CS21)
- Snow Hill, Nantwich – Unspecified (CS23)

- Land Adjacent to Hazelbadge Road, Poynton – 150 dwellings (CS57)
- Land at Sprink Farm, Poynton – 150 dwellings (CS58)
- Land south of Chester Road, Poynton – 150 dwellings (CS59)
- Land adjacent to J17 of M6, south east of Congleton Road, Sandbach – 450 dwellings (CS24)
- Royal London including land west of Alderley Road, Wilmslow – 175 dwellings (CS26)
- Land at Little Stanneylands, Wilmslow – 200 dwellings (CS61)
- Heathfield Farm (allocation), Wilmslow – 150 dwellings (CS62)
- Alderley Park Opportunity Site, Alderley Edge – 200-300 dwellings (CS29)

3.17 The Strategic Sites outlined above comprise sites that have estimated capacities of between 150 and 1,100 dwellings. The Strategic Sites detailed above are typically larger than those sites that have been identified within the SHLAA.

3.18 Having regard to this, and noting that Strategic Sites will be tested separately within future testing we propose to test the following development typologies that are reflective of the size and scope of the sites that will be developed over the plan period (to 2030). For the purpose of this Report we have tested schemes of up to 1,000 dwellings, although it is noted that further testing will be required to test a number of the larger Strategic Sites that are identified within the Local Plan Strategy.

Reference	Number of Dwellings	Sites Tested
1	5	Brownfield and Greenfield
2	10	Brownfield and Greenfield
3	25	Brownfield and Greenfield
4	50	Brownfield and Greenfield
5	75	Brownfield and Greenfield
6	150	Brownfield and Greenfield
7	250	Brownfield and Greenfield
8	500	Brownfield and Greenfield
9	1000	Greenfield

Table 3.2 - Residual Appraisal Approach

3.19 In addition to the above it is noted that standalone apartment development could be developed. In order to assess the financial viability of apartment developments, we propose to test schemes of 15 and 50 apartments.

- 3.20 Having regard to the sites that are contained within the SHLAA, we have tested sites with capacity to provide between 5 and 500 dwellings on Brownfield sites, and between 5 and 1,000 dwellings on Greenfield sites.
- 3.21 In order to formulate testing typologies, we have had regard to a number of developments that are currently being developed within the Borough. For completeness, a copy of the analysis that we have prepared is contained at Tables 3.3 and 3.4 below.
- 3.22 We have adopted dwelling sizes based on the average size of the dwellings that have been provided within the current developments. For completeness this is set out below at Table 3.5.

Dwelling Size	2 Bed	3 Bed	4 Bed	5 Bed
Sq.ft	750	900	1,300	1,950
Sq.m	70	84	121	181

Table 3.5 – Adopted Dwelling Sizes

- 3.23 Having regard to the schemes that we have analysed below, it is noted that there are differences in terms of the types of dwellings that have been developed on Brownfield and Greenfield sites. Developments on Brownfield sites have tended to provide denser developments that include higher proportions of smaller dwellings, whilst conversely the development of Greenfield sites has tended to focus on the delivery of larger dwellings at lower densities, which is evident within the analysis at Table 3.3 below (and within the analyses of these types of schemes within the paragraphs below).
- 3.24 For Brownfield development typologies we have assessed the composition of schemes that have been delivered at the Bombardier Factory in Crewe (Countryside), Brooklands in Holmes Chapel (Bellway), Jersey Fields in Middlewich (Stuart Milne Homes) and Astbury Place and Brook Valley in Congleton (Morris Homes and Bovis Homes). All of the developments on the former Fodens factory in Elworth have also been included within this analysis. The proposed mix is detailed below at Table 3.6. Developments that we have specifically excluded from this analysis include St Anne's Court and Stapeley Gardens in Nantwich (by Jones Homes and David Wilson Homes) which provided a more executive type of mix or were more akin to Greenfield form of development (being built on a former Garden Centre site in a rural location). The only other Brownfield site that was excluded from this analysis comprised Bellway's Waterhouse Mill development in Bollington that provided a more executive offer that it was considered was not reflective of the likely form of development across the wider Borough.

- 3.25 For Greenfield development typologies we have assessed the composition of schemes that have been developed at the Saxon Gate, Vicarage Fields, Chatsworth Park and Stoneley Park developments around Crewe and the surrounding areas of Haslington and Shavington (by Bloor Homes, Taylor Wimpey, Wainhomes and Elan Homes respectively), the Oak Close development (by Taylor Wimpey) in Nantwich, the Jubilee Pastures and Oak Meadow developments in Middlewich (by Persimmon Homes and Bellway respectively), the Loachbrook Meadow development in Congleton (by Bovis Homes) and both the Limeacre, Paddocks and Coppice developments in Alsager (by Seddon Homes, Stuart Milne Homes and Miller Homes respectively). We have also considered Kingfisher Park in Somerford (Bloor Homes). The proposed mix is detailed below at Table 3.6 (alongside the Brownfield Mix that has been adopted within the testing that has been undertaken).

Area	Site	Developer	Number of Bedrooms						Number of Bedrooms (%)					
			1	2	3	4	5	Total	1	2	3	4	5	Total
Crewe	Bombardier Factory	Countryside	24	94	25	0	0	143	17%	66%	17%	0%	0%	100%
	Saxon Gate (Phase 1), Parkers Road Crewe	Bloor Homes	0	10	38	74	4	126	0%	8%	30%	59%	3%	100%
	Vicarage Fields	Elan Homes												
	College Green	Redrow	0	2	19	29	0	50	0%	4%	38%	58%	0%	100%
	Meadow View	David Wilson												
	Stoneley Park	Taylor Wimpey	2	36	108	64	5	215	1%	17%	50%	30%	2%	100%
Macclesfield	Waterhouse Mill	Bellway	0	0	29	61	0	90	0%	0%	32%	68%	0%	100%
	Mulberry Park	Redrow	8	26	14	62	24	134	6%	19%	10%	46%	18%	100%
	Kingsfield Park	Jones Homes	0	36	38	74	24	172	0%	21%	22%	43%	14%	100%
	Hope Park	Key Worker Homes												
	Fence Avenue	NA												
Alsager	Limeacre	Seddon Homes	0	3	7	14	6	30	0%	10%	23%	47%	20%	100%
	The Paddocks	Stuart Milne Homes	0	18	17	39	0	74	0%	24%	23%	53%	0%	100%
	The Coppice	Miller Homes	6	14	5	27	13	65	9%	22%	8%	42%	20%	100%
Congleton	Astbury Place	Morris Homes	0	12	17	25	0	54	0%	22%	31%	46%	0%	100%
	Vicarage Gardens	Pembroke Homes	0	6	3	0	0	9	0%	67%	33%	0%	0%	100%
	Brook Valley	Bovis Homes	6	48	49	12	11	126	5%	38%	39%	10%	9%	100%
	Loachbrook Meadow	Bovis Homes	21	27	76	46	30	200	11%	14%	38%	23%	15%	100%
Middlewich	Jubilee Pastures	Persimmon Homes	0	16	54	13	0	83	0%	19%	65%	16%	0%	100%
	Oak Meadow	Bellway	0	16	76	57	0	149	0%	11%	51%	38%	0%	100%
	Abbey Fields	Jones Homes												
	Jersey Fields	Stuart Milne Homes	0	19	27	37	0	83	0%	23%	33%	45%	0%	100%

Table 3.3 - Scheme Development Mixes Assessed

Area	Site	Developer	Number of Bedrooms						Number of Bedrooms (%)					
			1	2	3	4	5	Total	1	2	3	4	5	Total
Nantwich	St Annes Court	Jones Homes	0	5	3	16	0	24	0%	21%	13%	67%	0%	100%
	Stapley Gardens	David Wilson Homes	12	19	34	68	13	146	8%	13%	23%	47%	9%	100%
	Malbank Waters	Bovis/Barratt												
Sandbach	Elsworth Gardens	Barratt Homes	2	22	40	80	0	144	1%	15%	28%	56%	0%	100%
	Gilberts Cross	David Wilson Homes	0	8	3	18	7	36	0%	22%	8%	50%	19%	100%
	Elsworth Park	Persimmon	6	12	61	41	0	120	5%	10%	51%	34%	0%	100%
	Canal Fields	Bellway	0	7	64	30	0	101	0%	7%	63%	30%	0%	100%
	Bramley Wood	Taylor Wimpey/ Seddon Homes												
	Saxon Lea	Bovis Homes												
Alderley Edge	Greenlines Walk	PH Homes												
Disley	Water's Edge	Persimmon/CC	6	36	48	66	4	160	4%	23%	30%	41%	3%	100%
Haslington	Vicarage Fields	Elan Homes	0	9	12	23	0	44	0%	20%	27%	52%	0%	100%
Holmes Chapel	Brooklands	Bellway	0	10	131	91	0	232	0%	4%	56%	39%	0%	100%
Aston	Oak Close	McAteer Associates	0	3	6	34	0	43	0%	7%	14%	79%	0%	100%
Somerford	Kingfisher Park	Bloor Homes	0	3	4	12	6	25	0%	12%	16%	48%	24%	100%
Average/Total			87	532	1044	1120	147	3162	2%	19%	32%	40%	5%	100%

Table 3.3 - Scheme Development Mixes Assessed

Area	Site	Developer	Average House Size (sq.ft)					Density	Footprint	G/N Ratio
			1	2	3	4	5	Per/Ha	Sq.ft/Pac	%
Crewe	Bombardier Factory	Countryside	489	801	938			54	16,869	100%
	Saxon Gate	Bloor Homes		733	1021	1246	1860			
	Vicarage Fields	Elan Homes		688	803	1236				
	College Green	Redrow		699	935	1244				
	Meadow View	David Wilson								
	Stoneley Park	Taylor Wimpey	474	638	867	1247	1646	37	14,509	64%
Macclesfield	Waterhouse Mill	Bellway			872	1492				
	Mulberry Park	Redrow	569	700	1018	1664	2358			
	Kingsfield Park	Jones Homes								
	Hope Park	Key Worker Homes								
	Fence Avenue	NA								
Alsager	Limeacre	Seddon Homes								
	The Paddocks	Stuart Milne Homes		754	925	1293				
	The Coppice	Miller Homes	450	604	809	1274	1752	30	13,657	71%
Congleton	Astbury Place	Morris Homes		676	904	1249		31	12,632	75%
	Vicarage Gardens	Pembroke Homes			963	1364				
	Brook Valley	Bovis Homes								
	Loachbrook Meadow	Bovis Homes								
Middlewich	Jubilee Pastures	Persimmon Homes		618	837	1170		43	14,796	79%
	Oak Meadow	Bellway		619	825	1258		34	13,487	92%
	Abbey Fields	Jones Homes								
	Jersey Fields	Stuart Milne Homes		651	915	1190		38	14,997	91%

Table 3.4 – Average Dwelling Sizes and Scheme Characteristics

Area	Site	Developer	Average House Size (sq.ft)					Density	Footprint	G/N Ratio
			1	2	3	4	5	Per/Ha	Sq.ft/Pac	%
Nantwich	St Annes Court	Jones Homes		869	827	1293				
	Stapley Gardens	David Wilson Homes	476	650	994	1521	2087	32	16,072	90%
	Malbank Waters	Bovis/Barratt								
Sandbach	Elworth Gardens	Barratt Homes	490	640	909	1137				
	Gilberts Cross	David Wilson Homes		750	1026	1321	2055	21	11,222	
	Elworth Park	Persimmon	464	580	893	1185		43	16,451	91%
	Canal Fields	Bellway		619	840	1236		30	11,607	87%
	Bramley Wood	Taylor Wimpey								
	Saxon Lea	Bovis Homes								
Alderley Edge	Greenlines Walk	PH Homes								
Aston	Oak Close	McAteer Associates		593	750	1468		21	11,260	
Disley	Water's Edge	Persimmon/CC	463	579	771	1334	1535	25	16,035	62%
Holmes Chapel	Brooklands	Bellway								
Aston	Oak Close	McAteer Associates								
Somerford	Kingfisher Park	Bloor Homes		733	884	1615	2356			
Average			487	676	887	1320	2016	34	14060	85%

Table 3.4 – Average Dwelling Sizes and Scheme Characteristics

Scheme	Mix	2 Bed	3 Bed	4 Bed	5 Bed
Brownfield Mix (36 dph)	Average Mix (from above developments)	28%	37%	33%	2%
	Proposed Mix	30%	40%	30%	0%
Greenfield Mix (30 dph)	Average Mix (from above developments)	18%	32%	42%	8%
	Proposed Mix	15%	30%	45%	10%

Table 3.6 – Adopted Dwelling Mixes

- 3.26 We have adopted densities of 36 dwellings per hectare in respect of Brownfield sites and 30 dwelling per hectare in respect of Greenfield sites. This conforms with the average densities that are provided in respect of the Greenfield developments that have been assessed (which equates to an average density of 30 dph), and is slightly lower than the average density (at 44 dph) provided in respect of the Brownfield sites that we have assessed. We have adopted a lower density as we consider that Countryside's development of the Bombardier Factory ('The Carriages') has been built at a higher density than we would normally expect to be provided within the Borough (due to the fact that apartments were provided as part of this development).
- 3.27 Both of the Greenfield and Brownfield development mixes provide built floorspace at a rate of around 3,240 sq.m per hectare (14,100 sq.ft per acre). This is slightly below the average of the developments considered above at around 3,228 sq.m per hectare (14,060 sq.ft per acre).
- 3.28 Within the testing that we have prepared we have adopted gross to net ratios that accord with the methodology employed within the SHLAA. This is considered reasonable when compared to the gross to net ratios identified above within the analysis contained at Table 3.4.

Total Site Area	Net Developable Area
0.4 ha to 0.9 ha	90% of developable area
1.0 ha to 9.9 ha	80% of developable area
10 ha to 19.9 ha	75% of developable area
Over 20 ha	70% of the developable area

Table 3.7 - Assumed Net Developable Area used when Calculating Housing Yield

3.29 **Non-Residential Uses**

- 3.30 In preparing the non-residential development typologies to be tested, we have had regard to recent planning applications and discussed the forms of development that are likely to come forward during the Local Plan period with the Council. We have also considered the likely location of this future development, together with its size, form and specification.
- 3.31 Table 3.12 below contains a summary of the non-residential developments that have been tested as part of the viability assessment.
- 3.32 In relation to the non-residential developments, we have had regard to parking requirements, circulation space and the provision of landscaping to arrive at typical forms of development for testing. In addition based on both our and WYG's experience we have analysed typical development footprints in comparison with site areas to form a view as to the ratio of built footprint compared to site area. We have assumed site coverage of 50% in respect of industrial accommodation and 25% for office accommodation (albeit the offices tested are 2no storey). The plot sizes for retail and leisure accommodation are based on the Council's car parking requirements.
- 3.33 For the non-residential developments we have summarised the development scenarios, built areas and also the assumed site area for the development in Table 3.8.

Development Type	Built Area (sq.m)	Built Area (sq.ft)	Land Area (sq.m)
Industrial B2	465	5,000	929
Industrial B2	1,858	20,000	3,716
Industrial B2/B8	4,645	50,000	9,290
Industrial B2/B8	9,290	100,000	18,580
Industrial B2/B8	27,870	300,000	55,740
Offices	465	5,000	929
Offices	1,857	20,000	3,716
Retail	279	3,000	611
Retail	929	10,000	2,097
Retail	2,787	30,000	6,112
Food & Drink	557	6,000	1,799
Hotel (50 Bed)	155	1,672	310

Table 3.8 - Summary of Non-Residential Development Tested and Site Areas

4.0 EVIDENCE

4.1 **Key Characteristics**

- 4.2 Cheshire East forms the easterly portion of the County of Cheshire. The Borough is bordered by Cheshire West to the west (which forms the westerly portion of Cheshire) and Warrington (also in Cheshire) to the North West. The Greater Manchester Authorities of Trafford, Manchester and Stockport border Cheshire East to the North, whilst more rural local authorities border Cheshire East to the east. This includes High Peak (in Derbyshire), Staffordshire Moorlands (in Staffordshire), Newcastle-Under-Lyme (in Staffordshire) and Shropshire to the South.
- 4.3 The Borough includes the principal towns of Crewe and Macclesfield which comprise the main commercial, retail and cultural centres within the Borough. In addition to the above, Cheshire East includes a number of smaller towns that are defined within the Local Plan Strategy as comprising 'Key Service Centres'. This includes the settlements of Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and Wilmslow.
- 4.4 The Borough benefits from strong transport connectivity both to the Manchester Conurbation to the North and to Stoke and the wider Potteries to the South. The M6 motorway bisects the Borough, and Crewe serves as a major rail transport hub that provides services to London and Glasgow (via the West coast Mainline Railway) and to the North West cities of Chester (and North Wales), Liverpool and Manchester. Wilmslow and Macclesfield Stations also provide high speed connections into both Manchester and London.
- 4.5 Crewe is the largest town within the Borough with a population of 73,500⁹. The town is a major employment centre with a diversified base in education manufacturing, services and distribution, and major employers include Bentley Motors, Mornflake, Leighton Hospital and Manchester Metropolitan University. As detailed above Crewe forms one of the largest transport interchanges in the North West, which will only rise in significance if the proposed High Speed 2 railway link is completed.

⁹ 2013 Mid-Year Population Estimates Published by the Office of National Statistics (ONS, 2013) – Please note that all subsequent references to population estimates derive from this data source

- 4.6 Crewe developed throughout the Victorian era following the advent of the expanding railway network and the formation of the associated railway works. The town therefore developed around heavy industry. Following the decline of these industries, Crewe has a higher unemployment rate than the Borough average and residents have the lowest average incomes in Cheshire East.
- 4.7 Macclesfield with a population of around 52,600 comprises the second largest town within the Borough. Macclesfield developed around the silk and textiles industries, which took advantage of the town's location on the River Bollin. Key industries presently operating in the Town include pharmaceuticals, plastics, architectural and engineering services, advertising and market research. In addition to the above as a result of the high-speed railway link a number of residents within Macclesfield commute into central Manchester.
- 4.8 The Key Service Centres identified below range significantly in terms of size, location and economic fortune. A brief description of each of these areas is provided below:-
- Alsager has a population of 11,800. The settlement grew up around the armaments factory at Radway Green, and has strong commuter links to Stoke-on-Trent and the wider Potteries Urban Area.
 - Congleton comprises the largest Key Service Centre with a population of 26,700. The town grew up around the textile industry, although at present the town specialises in light industry and acts as a commuter settlement to Manchester, Macclesfield and Stoke-on-Trent.
 - Handforth has a population of 6,600 and comprises the smallest of the Key Service Centres identified within the Local Plan and developed through the creation of two overspill housing estates to re-house inhabitants from Central Manchester. The town principally comprises a commuter settlement for nearby Stockport and Manchester, although the area does benefit from its location within close proximity to Wilmslow.
 - Knutsford has a population of 13,200, and grew up throughout the 18th and 19th century and comprises an affluent centre partly as a result of the attractiveness of the heritage assets. Knutsford does contain employment accommodation at the Parkgate and Longridge Trading Estates, although a significant number of residents commute to nearby urban areas.

- Middlewich comprises a market town, and has a population of around 13,700. The town grew up around the salt industry although today the town has benefitted from the creation of the Midpoint 18 Industrial Estate and specialises to some degree in logistics and distribution as a result of the town's proximity to the M6.
- Nantwich comprises a historic town of around 18,200 inhabitants. The town contains a high proportion of Elizabethan buildings in the town centre, and operates as a market town supporting the town's extensive rural hinterlands.
- Whilst Poynton grew up as a mining village, the town essentially comprises an affluent commuter location on the fringes of Stockport. The town has a population of 13,800 and acts as a local centre.
- Sandbach has a population of 18,200 and again comprises a market town that is similar in size to Nantwich (above). Economically the town expanded around truck manufacturing, but since its closure in 2002 the largest employer in the town is now the Council.
- Wilmslow comprises one of the largest Key Service Centres and has a population of 24,200. The town benefits from good road, rail and airport connectivity, and comprises one of South Manchester's most affluent suburbs. The town has a number of suburban office parks, although there are significant commuter flows into Manchester and the surrounding areas (and also to the airport).

4.9 **Property Market Overview**

4.10 **Residential Market**

- 4.11 Cheshire East is one of the highest value local authority areas in the North West. According to Land Registry the average dwelling sold for £209,358 in October 2016, which is higher than the North West average of £148,586, but below the UK average of £216,674 as a result of higher property prices in London and the South East.

- 4.12 The average sales value in Cheshire East is higher than the average prices that have been achieved within the majority of neighbouring local authorities (based on average sales prices reported by Land Registry for October 2016). This includes Cheshire West (£191,766), Warrington (£176,579), Manchester (£155,972) Stockport (£203,776), High Peak (£180,863), Staffordshire Moorlands (£158,453), Newcastle-Under-Lyme (£144,588) and Shropshire (£200,367). The only neighbouring local authority with a higher average dwelling price is Trafford (£256,894) which contains higher value areas such as Altrincham, Hale and Hale Barns.
- 4.13 Whilst the average house price in Cheshire East is higher than the majority of neighbouring local authorities, sales prices in the Borough vary significantly between locations. This is illustrated below at Table 4.1 which shows the average sales prices for each of the Principal Towns and Key Service Centres.

Local Plan Designation	Location	Average House Price (last 12 months)
Principal Town	Crewe	£135,862
	Macclesfield	£206,934
Key Service Centre	Alsager	£195,739
	Congleton	£190,037
	Handforth	£221,742
	Knutsford	£396,643
	Middlewich	£167,505
	Nantwich	£222,417
	Poynton	£294,715
	Sandbach	£213,711
	Wilmslow	£413,403

Table 4.1 – Average Sales Prices over the last 12 Months (Rightmove via Land Registry)

Local Plan Designation	Location	Average House Price (last 12 months)
Local Service Centres	Alderley Edge	£605,267
	Audlem	£341,628
	Bollington	£237,054
	Bunbury	£493,738
	Chelford	£352,967
	Disley	£305,516
	Goostrey	£331,711
	Haslington	£195,222
	Holmes Chapel	£251,972
	Mobberley	£441,030
	Prestbury	£684,733
	Shavington	£195,213
	Wrenbury	£346,155

Table 4.1 – Average Sales Prices over the last 12 Months (Rightmove via Land Registry – as at January 2017)

4.14 Average House Prices therefore within the different settlements outlined above range between £135,862 in Crewe and £413,403 in Wilmslow. Having regard to this data, higher value areas include the Key Service Centres of Knutsford, Poynton and Wilmslow, in addition to Local Service Centres including Alderley Edge, Audlem, Bunbury, Chelford, Disley, Goostrey, Mobberley, Prestbury and Wrenbury. Average house prices within all of the above locations exceed £280,000, and typically comprise settlements with good transport links into Manchester, or semi-rural villages. Lower value locations with average property values of below £175,000 include Crewe and Middlewich.

4.15 ***New Housing Developments***

4.16 The data contained in the preceding paragraphs is helpful to an understanding of relative house prices in Cheshire East. It does however relate principally to re-sales of properties and hence will reflect the stock and condition of properties within each area. To fully inform the study we need to understand the prices that are likely to be achieved for the sale of newly constructed dwellings. Therefore the best evidence of house prices for the purpose of the study comes from sales of new dwellings that have recently taken place in the Borough.

- 4.17 Over the last few years as some confidence has returned to the housing market a number of new housing developments have commenced in the Borough. Some of these developments are now complete and all houses have been sold, whilst others are part way through development and some have only just started.
- 4.18 To inform our study evidence base we have undertaken an analysis of sales prices (taken from Land Registry) for these newly built housing developments in Cheshire East. Appendix 1 contains an overview of the research that we have undertaken in relation to the sales and current asking prices for dwellings on these various developments.
- 4.19 Table 4.4 contains a summary analysis of each of the newly built developments we have considered in preparing our evidence base. All of the evidence considered comprises sales data from 2015 onwards.

Scheme	Settlement	Developer	Ave Price (per sq.ft)	Sales Assessed	Comments
Principal Towns					
The Carriages	Crewe	Countryside	£145	18 sales	Bombardier in Crewe. Brownfield development of 143 dwellings. Inner urban lower value location in Western Crewe. Dense development focusing on the provision of smaller 2 and 3 bed dwelling types.
College Green	Crewe	Redrow Homes	£193	35 sales	Dane Bank Avenue, Crewe. Brownfield infill site in south western Crewe in a suburban location. Comprised mixture of 50no 2, 3 and 4 bed dwellings.
Saxon Gate	Crewe	Bloor Homes	£198	39 sales	Parkers Road, Crewe. Greenfield development on the northern periphery of Crewe in Leighton. Development of 126 dwellings. Mainly 4 bed detached.
The Rookery	Crewe	Taylor Wimpey	£201	16 sales	Basford West, Crewe. Greenfield development immediately to the south of Crewe. Development comprises 40no 2, 3 and 4 bed dwellings.
Stoneley Park/Manor	Crewe	Taylor Wimpey	£199	22 sales	Stoneley Road, Crewe. Greenfield development immediately to the north of Crewe. Development of 215no 2, 3, 4 and 5 bed dwellings.
Meadow View	Crewe	David Wilson Homes	£190	20 sales	Maw Green Road, Crewe. Greenfield development immediately to the north west of Crewe. Development of 165no 2, 3 and 4 bed dwellings.
Mulberry Park	Macclesfield	Redrow	£269	25 sales	Manchester Road, Macclesfield. Infill Greenfield development of 94no 2, 3, 4 and 5 bed dwellings. Development also incorporates 1 and 2 bed apartments also. Scheme towards the north of Macclesfield in Tytherington.
Kingsfield Park	Macclesfield	Jones Homes	£268	8 sales	Springwood Way, Macclesfield. Infill Greenfield development of 172no dwellings towards the north of Tytherington in Macclesfield. Located between Business Park and A523.

Table 4.4 - Summary of New Housing Developments and Sale Prices in Cheshire East

Scheme	Settlement	Developer	Ave Price (per sq.ft)	Sales Assessed	Comments
Key Service Centres					
The Paddocks	Alsager	Stuart Milne Homes	£244	9 sales	Close Lane, Alsager. Greenfield development of 74no 3, 4 and 5 bed dwellings towards the north west of Alsager.
Limeacre	Alsager	Seddon Homes	£245	12 sales	Close Lane, Alsager. Greenfield development of 23no 3, 4 and 5 bed dwellings towards the north west of Alsager.
The Coppice	Alsager	Miller Homes	£222	21 sales	Crewe Road, Alsager. Greenfield development of 65no 2, 3, 4 and 5 bed dwellings. Includes provision of 1 and 2 bed apartment dwellings.
Astbury Place	Congleton	Morris Homes	£227	18 sales	Brook Lane, Congleton. Brownfield development of 54 dwellings (Phase 1). Comprised the development of 2, 3, 4 and 5 dwellings.
Vicarage Gardens	Congleton	Pembroke Homes	£195	7 sales	Buxton Old Road, Congleton. Brownfield infill development of 7no 3 and 4 bed dwellings. Located towards the east of Congleton within a suburban location.
Brook Valley	Congleton	Bovis Homes	£165	19 sales	Brookhouse Lane, Congleton. Brownfield development of 126no 2, 3, 4 and 5 bed dwellings towards the east of Congleton.
Loachbrook Meadow	Congleton	Bovis Homes	£239	21 sales	Sandbach Road, Congleton. Greenfield development of 186no dwellings towards the west of Congleton. Includes 2, 3, 4 and 5 bed dwellings.
Jubilee Pastures	Middlewich	Persimmon Homes	£192	18 sales	Jubilee Pastures, Middlewich. Greenfield infill on the south western edge of Middlewich. Predominantly focuses on the provision of 3 bed dwellings. Development will provide 83 dwellings.
Oak Meadow	Middlewich	Bellway Homes	£196	10 sales	Warmingham Lane, Middlewich. Greenfield development on the southern edge of Middlewich. Development will provide 149no 2, 3 and 4 bed dwellings.
Abbey Fields	Middlewich	Jones Homes	£247	18 sales	Nantwich Road, Middlewich Development on a large garden (so assumed Greenfield) towards the north of Middlewich. Development extends to 24 dwellings, which comprise 2, 3 and 4 bed units.

Table 4.4 - Summary of New Housing Developments and Sale Prices in Cheshire East

Scheme	Settlement	Developer	Ave Price (per sq.ft)	Sales Assessed	Comments
Jersey Fields	Middlewich	Stuart Milne Homes	£205	11 sales	Dexter Way, Middlewich. Brownfield development towards the North of Middlewich. Development extends to 83no dwellings, which are made up of 2, 3 and 4 bed dwellings.
St Anne's Court	Nantwich	Jones Homes	£230	8 sales	St Anne's Lane, Nantwich. Urban infill development of 2, 3 and 4 bed mews dwellings close to Nantwich Town Centre. Total of 24no dwellings provided.
Stapley Gardens	Nantwich	David Wilson Homes	£247	24 sales	London Road, Nantwich. Part Brownfield development of a former Garden Centre premises to the south east of Nantwich. Development of 146 1,2,3,4 and 5 bed dwellings. Larger detached units market housing. Smaller affordable.
Malbank Waters	Nantwich	Bovis/Barratt Homes	£240	31 sales	Queens Drive, Nantwich Development of 134no 3, 4 and 5 bed dwellings on a Greenfield site towards the south west of Nantwich. Urban extension.
Elworth Gardens	Sandbach	Barratt Homes	£208	23 sales	Moss Lane, Elworth. Brownfield development of c.190no 2, 3, 4 and 5 bed dwellings. Development located towards the west of Sandbach in Elworth.
Gilberts Cross	Sandbach	David Wilson Homes	£207	20 sales	Moss Lane, Elworth. Brownfield development of 36no 2, 3, 4 and 5 bed dwellings. Development located towards the west of Sandbach in Elworth.
Elsworth Park	Sandbach	Persimmon Homes	£199	29 sales	Moss Lane, Elworth. Brownfield development of 120no dwellings. Includes provision of apartments alongside 3 and 4 bed dwellings. Towards west of Sandbach within Elsworth area (so close to the railway station).
Saxon Lea	Sandbach	Bovis Homes	£237	21 sales	Hind Heath Road, Sandbach. Greenfield urban extension to the south of Sandbach. Development on completion will provide 234no dwellings.
Bramley Wood	Sandbach	Taylor Wimpey/Seddon Homes	£246	5 sales	Congleton Road, Sandbach. Greenfield development to the east of Sandbach. Development on completion will provide 160no dwellings.

Table 4.4 - Summary of New Housing Developments and Sale Prices in Cheshire East

Scheme	Settlement	Developer	Ave Price (per sq.ft)	Sales Assessed	Comments
Local Service Centres					
Greenlines Walk	Alderley Edge	PH Homes	£357	6 sales	Chorley Hall Lane, Alderley Edge. Small bespoke development of 7no dwellings on the plot of a former detached dwelling (Brownfield infill development).
Waterhouse Mill	Bollington	Bellway	£246	40 sales	Wellington Road, Bollington. Brownfield development of 91no dwellings. Comprises the development of 3 and 4 bed dwellings. Plot to the north east of Bollington.
Water's Edge	Disley	Persimmon Homes	£257	34 sales	Redhouse Lane, Disley. Brownfield development of 39no dwellings towards the east of Disley. Provision of 2, 3 and 4 bed dwellings.
Brooklands	Holmes Chapel	Bellway Homes	£242	33 sales	Marsh Lane, Holmes Chapel. Brownfield development of 224no dwellings. Predominantly 3 and 4 bed dwellings.
Vicarage Fields	Haslington	Elan Homes	£221	14 sales	Vicarage Road, Haslington. Greenfield development of 44 dwellings to the north west of Haslington. Mainly 4 bed detached dwellings (aside from affordable).
Chatsworth Park	Shavington	Wainhomes	£226	15 sales	Rope Lane, Crewe. Greenfield development of 63no 3, 4 and 5 bed dwellings towards the north of Shavington (to the south of Crewe).
Bollin Park	Wilmslow	David Wilson Homes	£408	11 sales	Adlington Road, Wilmslow. Development of 97 mainly 4 and 5 Bed Detached Dwellings. Affordable dwellings comprise 2/3 Bed Mews. Enclosed Greenfield Site on eastern edge of Wilmslow.
Bollin Park	Wilmslow	Jones Homes	£380	3 sales	Adlington Road, Wilmslow. Development of 106 mainly 4 Bed Detached Dwellings. Affordable dwellings comprise 3 Bed Dwellings. Enclosed Greenfield Site on eastern edge of Wilmslow.

Table 4.4 - Summary of asking prices for Recently Commenced Residential Developments in Cheshire East

Scheme	Settlement	Developer	Ave Price (per sq.ft)	Status	Comments
Other Settlements					
Oak Close	Aston	McAteer Associates	£217	18 sales	Shepenhall Lane, Aston. Greenfield development of 43 dwellings in Aston to the south west of Nantwich. Mainly detached 4 bed dwellings.
Kingfisher Park	Somerford	Bloor Homes	£246	13 sales	Holmes Chapel Road, Somerford. Greenfield development of 25 dwellings in Somerford, which is between Congleton and Holmes Chapel.

Table 4.4 - Summary of asking prices for Recently Commenced Residential Developments in Cheshire East

4.20 In certain locations within the Borough there have been relatively few new build schemes, or within certain areas there are a number of new build developments that are under construction with prices released, although there are no reported sales to date on Land Registry. This includes the following developments:-

- Bloor Homes are currently developing 39no 1, 2, 3, 4 and 5 bed dwellings off New Platt Lane in Goostrey. The site is currently being marketed as 'the Woodlands'. Whilst no sales have been published on Land Registry, asking prices range between £2,896 and £3,552 per sq.m (£269 and £330 per sq.ft).
- Redrow are currently developing 76no dwellings at their Abbeyfields site off Middlewich Road in Sandbach. Whilst no sales have been published on Land Registry, asking prices for the Oxford and Henley dwelling types are at between £2,616 and £2,627 per sq.m (£243 and £244 per sq.ft). This suggests that the pricing level is similar to Taylor Wimpey's Bramley Wood site nearby in western Sandbach, where prices of £2,646 per sq.m (£246 per sq.ft) have been achieved.
- Taylor Wimpey are currently developing around 371no 1, 2, 3 and 4 bed dwellings on the former Albion Chemical Works (off Booth Lane) in Moston to the North West of Sandbach. Asking prices range between £2,217 and £2,422 per sq.m (£206 and £225 per sq.ft). No sales to date have been reported on Land Registry. This suggests that values in this semi-rural location (despite being developed on a Brownfield site) are higher than the developments in nearby Elworth, but below those in Sandbach (at c£2,585 per sq.m or £240 per sq.ft).
- Morris Homes have recently released sales prices and opened a sales office at their The Cross development at Mill Pool Way in Sandbach. The development comprises 39no 3 and 4 bed dwellings, and asking prices amount to around £2,691 per sq.m (£250 per sq.ft). This suggests that the pricing level is similar to Taylor Wimpey's Bramley Wood site nearby in western Sandbach, where prices of £2,646 per sq.m (£246 per sq.ft) have been achieved.
- Taylor Wimpey is currently developing their Willowbrook Grange site off Jack Mills Way in Shavington. Whilst no sales prices have been reported on Land Registry at the time of writing this Report, sales prices have been released and the 370 unit development is currently being built out. Asking prices for 2 storey dwellings range from between £2,217 and £2,325 per sq.m (£206 and £216 per sq.ft). This suggests that the asking prices are below the sales prices that have been achieved at Wainhomes' Chatworth Park development which is located nearby (at £2,433 per sq.m or £226 per sq.ft)

4.21 **Commercial Market Commentary**

4.22 **Overview**

- 4.23 According to the Office of National Statistics the UK Economy grew by 0.5% in Q3 2016 (between July and September) in the immediate aftermath of the UK electorate's decision to leave the EU following the Referendum Vote on 23 June 2016¹⁰. Whilst this is slower than the growth observed in Q2 2016 at 0.7%, this is an improvement relative to Q1 2016 at 0.3%.
- 4.24 The UK economy has exceeded most analysts' predictions following the Referendum Decision, as many commentators predicted that the UK would enter into an immediate recession. Indeed, the OECD (as of September 2016) has forecast growth at 1.8% for the UK economy which is higher than the remainder of the G7 economies.¹¹ Notwithstanding this until such time as the terms of the UK's withdrawal from the EU are known it is difficult to predict the impact on the UK economy (which is particularly dependent on the UK's continued access to the common market), and the OECD is more pessimistic about growth in 2017. The OECD predicts that the UK economy will grow by 1% in 2017, which is lower than that of all of the other G7 nations with the exception of Italy and Japan.
- 4.25 The Office for Budget Responsibility remain more optimistic about the UK Economy, and within their 'Economic and fiscal outlook – November 2016' paper¹². Whilst this paper has revised the growth forecast downwards from 2.2% to 1.4%, the predicted rate of growth is above the OECD equivalent figure on a like for like basis.
- 4.26 There are concerns that inflation may increase as a result of the devaluation of Sterling following the UK's decision to withdraw from the EU, which has been compounded by the decision of the Bank of England to reduce interest rates. Whilst this may immediately impact the UK economy, it is considered likely that a number of investors will adopt a wait and see approach before committing to longer term projects to assess what the immediate outlook for the UK economy is likely to be. A degree of inertia, in addition to existing uncertainty could further harm the prospects of growth in the immediate future.

¹⁰

<https://www.ons.gov.uk/economy/grossdomesticproductgdp/bulletins/grossdomesticproductpreliminaryestimate/aprtojune2016> (ONS, 2016)

¹¹ <https://www.oecd.org/eco/outlook/OECD-Interim-Economic-Outlook-September-2016-handout.pdf> (OECD, 2016)

¹² <https://www.oecd.org/eco/outlook/OECD-Interim-Economic-Outlook-September-2016-handout.pdf> (OBR, 2016)

- 4.27 Whilst in the immediate aftermath of the Referendum decision a number of Commercial Property funds (operated by Standard Life, Aviva, Henderson Global Investors and M&G) restricted withdrawals following investor's decisions to try to withdraw their exposure to commercial property markets in the UK (that are particularly geared towards London and the South East), following recent economic performance such restrictions appear to have been lifted and the consensus view appears to be that the impact of Brexit will be determined over a longer-term period as opposed to an immediate shock as many commentators predicted.
- 4.28 There is a degree of concern as to whether there will be 'hard Brexit' which may restrict the UK's ability to trade openly with the EU and that could restrict the ability of London to continue to operate as the preeminent financial hub within Europe. Notwithstanding this the terms of the UK's withdrawal will only become known once the UK formally triggers Article 50 of the Lisbon Treaty and formally seeks to negotiate the terms of its withdrawal with the remaining EU member states.
- 4.29 The fortunes of the North West economy are more insulated relative to London and the South East, and the North West specialises more in manufacturing (relative to London and the South East which is heavily geared towards financial services industries). On a regional basis the NatWest bank within their 'Regional Growth Tracker' state that the North West economy is growing at a faster rate relative to the UK national average at around 2.5% per annum (as at September 2016)¹³.
- 4.30 According to CoStar¹⁴ the recent economic recovery has seen development levels and capital values recover to pre-recession levels observed in 2007, albeit this has been tempered somewhat by the potential impacts of Brexit and concern as to whether this reported growth is now slowing. The recent economic recovery has impacted different forms of commercial property in different ways, with some sectors appearing to recover more quickly than others.

¹³

http://www.rbs.com/content/dam/rbs/Documents/News/2016/September/NatWest%20RET%20Q1%202016_12.09.16.pdf (Nat West, 2016)

¹⁴ CoStar Q3 Investment Bulletin (CoStar, 2016)

4.31 ***Cheshire East Characteristics***

- 4.32 The northern portion of Cheshire East including the Manchester commuter settlements of Macclesfield (including Prestbury and Bollington), Wilmslow (including Alderley Edge), Knutsford and Poynton are amongst some of the most affluent locations in the North West (and indeed the UK outside of London and the South East). Whilst a significant number of residents within these locations commute into Manchester to work, a number of these locations contain key economic functions within their own right.
- 4.33 Wilmslow, Knutsford and to a lesser extent Poynton are principally commuter settlements, but each settlement retains a high-end retail and leisure offer that is geared towards the affluent local populations. Whilst Macclesfield does benefit from strong connectivity into Central Manchester, Macclesfield as a Principal Town is a service centre within its own right and contains a number of key employers that are of regional importance including AstraZeneca (in addition to retail and service functions).
- 4.34 The southern part of the Borough does not benefit from the same level of accessibility into the Greater Manchester Conurbation, and as a result the settlements within these locations are more self-sufficient with jobs located within reasonable distances from the residential areas contained therein. For example, Crewe and Middlewich in particular contain high concentrations of engineering and distribution facilities. Key employers within Crewe include Bentley Motors, Bombardier and AO/Tesco Direct, whilst the Midpoint 18 Industrial Estate contains distribution facilities operated by B&M Bargains, Kuehne & Nagel UK Limited and the Wincanton Group.
- 4.35 In addition to the above there are a number of settlements within the Borough that have re-orientated their employment bases following the closure of key industries. Both Sandbach and Congleton comprise market towns that formerly specialised in manufacture. Sandbach grew up around truck manufacture, but we understand that the Fodens plant ceased operations in 2002 and the Council (whose headquarters are located within the town) are now the largest local employer. Congleton developed as a centre for textile production, but more recently (aside from acting as a commuter settlement to Manchester, Stoke and Macclesfield) is geared towards light industry and manufacture (including the production of vehicle airbags amongst other products).
- 4.36 Alongside the above a number of settlements particularly towards the south of the Borough comprise market towns that service their respective rural hinterlands. This includes settlements such as Nantwich, which serves as a key service centre for the affluent villages located principally to the south and west of the town.

4.37 **Offices**

- 4.38 Manchester and to a lesser extent Liverpool dominate the supply of office accommodation in the North West. Prime rents in Manchester now exceed £345 per sq.m (£32 per sq.ft), which is significantly higher than other North West Centres including Liverpool at £226 per sq.m (£21 per sq.ft).¹⁵
- 4.39 According to CoStar there is 627,228 sq.m (6,751,651 sq.ft) of office accommodation in Cheshire East. The distribution of accommodation is evenly spread throughout the major settlements within the Borough according to CoStar, and vacancy rates have reduced from around 12% in 2010 to around 5.5% at present.
- 4.40 The CoStar figures listed above include Council occupied buildings, together with former social club premises and schools, and therefore to some degree the analysis contained above is deceptive and overstates the amount of accommodation that would appeal to businesses with modern business requirements. This also impacts the average rental levels, capital values and yield levels that are reported on CoStar (which stand at around £140 per sq.m (£12.93 per sq.ft), £1,572 per sq.m (£146 per sq.ft) and at 9.6% respectively. These values are lower than we would expect for new-build modern premises.
- 4.41 Modern office accommodation has recently let in Wilmslow from asking rents of £190 per sq.m (£17.50 per sq.ft) according to CoStar. This is evident within recent lettings within Emerson Developments' Bollin House and Kings Court where units of between 294 sq.m and 1,697 sq.m (3,168 sq.ft and 18,266 sq.ft) have let. We understand that similar modern accommodation in Wilmslow has let off the same asking rents (at £190 per sq.m (£17.50 per sq.ft)) at 40 Water Lane and at Layfield House. Details of all these transactions are contained at Appendix 2 of this Report.
- 4.42 Outside of Wilmslow according to CoStar data rental levels appear to be uniformly lower across the Borough with the potential exception of Knutsford where a single letting at Booths Park 1 would suggest that rental levels are similar to those in Wilmslow (particularly given this comprised a letting of Grade B accommodation). Rental levels throughout the remainder of the Borough typically range between £129 and £183 per sq.m (£12.00 and £17.00 per sq.ft) depending on the location, size, specification and character of the accommodation. In certain circumstances this range has been exceeded (in respect of the letting at Westmere Drive in Crewe off a headline rent of around £205 per sq.ft (£19 per sq.ft) although this accommodation at 159 sq.m (1,711 sq.ft) comprises relatively small accommodation.

¹⁵ The Big Nine Quarterly Review of Regional Office Markets Q3 2016 (GVA, 2016)

4.43 In respect of capital values, we understand that modern industrial units in Cheshire East have sold at prices of between £1,550 per and £1,959 per sq.m (£144 and £182 per sq.ft), which reflect net initial yields of between 8.3% and 9.1%. Whilst we are aware of some anomalous sales including that of a unit at Morston House at Princes Court off Beam Heath Way in Nantwich for £300,000 equating to a purchase price of £667 per sq.m (£62 per sq.ft), the transactions listed above (comprising the investment freehold purchases of 1 Macclesfield Road in Wilmslow, The Box at Brooke Court in Wilmslow and Unit 1 at the Alvaston Business Park in Nantwich) provide a degree of conformity and reflect typical yield levels for new office accommodation throughout the North West.

4.44 **Industrial**

4.45 The main employment locations in the Borough include Midpoint 18 (in Middlewich), Weston Road Industrial Estate (including Orion Park, both in Crewe), Hurdsfield Industrial Estate (Macclesfield), Stanley Green Industrial Estate (Handforth), Radway Green (Alsager), Elworth/Springvale Industrial Estate (Sandbach) and Radnor Park/Viking Way/Eaton Bank Trading Estate (Congleton) and Parkgate Industrial Estate (Knutsford).

4.46 New build industrial accommodation has typically let at rents of between £43 and £65 per sq.m (£4 and £6 per sq.ft) throughout the Borough, depending on the size, specification and location of the units. Smaller units have tended to let at higher rents, although due to the popularity of larger distribution accommodation this gap has closed significantly over the past 3 years. This is clearly evident within the lettings of Crossflow 360 at Weston Road and MW180 at Midpoint 18 which are 14,562 sq.m (156,750 sq.ft) and 17,232 sq.m (185,487 sq.ft) respectively and let at rents of £55 per sq.m (£5.13 per sq.ft) and £48 per sq.m (£4.50 per sq.ft).

4.47 Whilst there are notable anomalies such as the letting of Units C0F at Moston Road in Sandbach which extends to 334 sq.m (3,600 sq.ft) and let from an asking rent that equated to £22.50 per sq.m (£2.08 per sq.ft), all of the other lettings save as to trade counter premises have let within this band.

4.48 Details of recent lettings are provided at Appendix 3 of this Report.

4.49 There have been relatively few industrial investment transactions within the Borough. Notwithstanding this we are aware of a number of freehold transactions that have taken place at values of between £215 and £861 per sq.m (£20 and £80 per sq.ft) depending on the age, size, condition and location of the premises.

4.50 **Retail**4.51 Supermarket Accommodation

4.52 In respect of convenience retail supermarket accommodation typically lets at rental levels of between £130 per sq.m (£12 per sq.ft) and £215 per sq.m (£20 per sq.ft), which is dependent on the type of operator, location, catchment and competition. Rental levels have decreased in recent years from the upper end of the range identified above to around £162 per sq.m (£15 per sq.ft) as the larger supermarket operators have seen reduced footfall and profitability as a result of increased competition from budget retailers such as Aldi and Lidl and online retailing. This is evidenced within the lettings that are detailed below at Table 4.6 below.

Unit	Tenant	Rent	Area	Terms	Date
Manchester Road, Stockport	Asda	£640,000 pa (£152 psm or £14.10 psf)	4,207 sq.m (45,285 sq.ft)	New 25 year lease. Existing Unit.	Aug 2014
Heywood Way, Salford	Aldi	£160,000 pa (£112 psm or £10.41 psf)	1,428 sq.m (15,376 sq.ft)	New build Unit. 20 Year Lease.	April 2014
Tarvin Bridge, Chester	Aldi	£485,000 pa (£137 psm or £12.70 psf)	3,547 sq.m (38,178 sq.ft)	New build Unit. 20 Year Lease. 5 yearly upward only RR at 2.5%.	Sept 2013
London Road, Northwich	Waitrose	£481,500 pa (£141 psm or £13.12 psf)	3,410 sq.m (36,702 sq.ft)	New build Unit.	Jan 2013

Table 4.6 - Supermarket Lettings in the North West from 2013 Onwards (Source: CoStar and Land Registry)

- 4.53 Partly as a result of their perceived covenant strength, supermarket premises are popular amongst investors despite their performance in recent years. This is evident within the yields that are outlined at Table 4.7 below, which shows that supermarket premises have sold for yields of between 5% and 6.5% in the North West over the last 3 years. The level of yield is informed by the specific covenant strength of the operator, alongside other factors including the age, condition and performance of the specific store.

Unit	Tenant	Area	Yield	Date
Entwistle Road, Rochdale	Aldi	1,300 sq.m (13,986 sq.ft)	6.1%	July 2016
School Lane, Standish, Wigan	Aldi	1,765 sq.m (18,998 sq.ft)	5.4%	June 2015
Crossley Street, Little Lever, Bolton	Tesco	2,740 sq.m (29,500 sq.ft)	5.1%	April 2015
Edgeley Road, Stockport	Morrisons	8,244 sq.m (88,745 sq.ft)	5.9%	Dec 2014
Heywood Way, Salford	Aldi	1,428 sq.m (15,376 sq.ft)	6.5%	April 2014

Table 4.7 - Supermarket Investment Yields in the North West (Source: CoStar and Land Registry)

- 4.54 Comparison retail rents tend to differ more within retail locations relative to convenience retail units, and tend to vary on a street by street basis depending on footfall and accessibility. Town Centre locations that are busier and more accessible typically command higher rents relative to district centre and out of town locations, although over the past 20 years out of town retail parks featuring larger accommodation types have proved popular and competed with Town Centre locations.
- 4.55 From recent transactions involving high street national multiple retailers we estimate from the transactions that are reported on CoStar that rental levels in the following high street locations are at around the following levels:-
- Congleton - £135 to £167 per sq.m (£12.50 to £15.50 per sq.ft)
 - Wilmslow - £296 to £366 per sq.m (£27.50 to £34 per sq.ft)
 - Macclesfield - £108 to £210 per sq.m (£10.00 to £19.50 per sq.ft)
 - Poynton - £285 per sq.m (£26.50 per sq.ft)
 - Nantwich - £145 to £215 per sq.m (£13.50 to £20 per sq.ft)
 - Crewe - £70 to £145 per sq.m (£6.50 to £13.50 per sq.ft)
 - Sandbach - £135 per sq.m (£12.50 per sq.ft)

4.56 The values identified above represent prime values in high street locations. The transactions that we have analysed comprise a relatively small sample of lettings that have specifically involved national multiple retailers. It is therefore likely that rental levels will reduce very quickly away from these locations as footfall reduces as high street multiple retailers are likely to command a preferential position relative to lower order uses, which will typically be located further away from the core areas.

4.57 Units within the Borough have sold at yields of between 4.7% and 15.6% depending on the specific lease terms and the occupier's covenant, although high street yields have tended to be more compressed within the aforementioned centres at between 7% and 9.2% within recent sales. This includes the following transactions:-

- We understand (from CoStar) that the Bridestones Shopping Centre in Congleton sold for £9,900,000 in June 2016. The shopping centre is anchored by a Morrison's and M&Co. The shopping centre located off Bridge Street in the centre of Congleton sold for £1,830 per sq.ft (£170 per sq.ft) and a net initial yield of around 7%.
- We understand (from CoStar) that the Market Shopping Centre in Crewe sold for £20,300,000 in June 2016. The shopping centre is anchored by Argos and was 99% leased at the date of sale. The shopping centre comprises part town centre shopping centre retail accommodation and part retail warehouse accommodation. The shopping centre sold at a price that equated to £1,281 per sq.m (£119 per sq.ft) and a net initial yield of 8.8%.
- 12-20 Bridge Street in Congleton which was partly let to the Nationwide Building Society sold for £430,000 in October 2014. The purchase price equated to a price of £2,013 per sq.m (£187 per sq.ft) and a net initial yield of 8.72%.
- 64-66 Mill Street in Macclesfield which was let to Lloyds TSB (with an unexpired term of 10 years) sold for £685,000 in April 2015 according to the EIGroup. The purchase price equated to a price of £1,539 per sq.m (£143 per sq.ft) and a net initial yield of 8.16%.
- 89 Mill Street in Macclesfield which was let to 'The Pizza Joint & Grill' (with an unexpired term of 5 years) sold for £170,000 in March 2015 according to CoStar. The purchase price equated to a price of £850 per sq.m (£79 per sq.ft) and a net initial yield of 9.16%.

- Unit 9 at 7-29 Penda Way in Congleton which was let to Sandbach Discounts (with an unexpired term of 5 years) sold for £84,000 in May 2015 according to CoStar. The purchase price equated to a price of £758 per sq.m (£70 per sq.ft) and a net initial yield of 8.33%.
- The Majestic Wine Warehouse at 34-42 Roe Street in Macclesfield sold for £1,120,000 in July 2015. The accommodation was occupied by Majestic Wines with an unexpired term of around 7 years. The purchase price equated to a price of £1,733 per sq.m (£161 per sq.ft) and a net initial yield of 7.59%.

4.58 Out of town retailing locations include the following retail parks within the Borough:-

- Congleton Retail Park (Congleton)
- Grand Junction Retail Park (Crewe)
- Handforth Dean (Handforth)
- Lyme Green Retail Park (Macclesfield)
- West Heath Shopping Centre (Congleton)

4.59 We are aware of a number of lettings at the above retail parks, although some of the last known transactions are dated by virtue of limited tenant movements or limited available evidence.

4.60 At Congleton Retail Park a single retail unit is currently being marketed by Mason & Partners LLP. Unit G which extends to 320 sq.m (3,444 sq.ft) and we understand that the current passing rent is £55,408 which equates to £173 per sq.m (£16.08 per sq.ft) and the accommodation is available via a subletting (from Topps Tiles).

4.61 At the Grand Junction Retail Park in Crewe we understand from the leases that have been submitted to Land Registry that both Poundworld and Brantano Footwear agreed new leases in October 2013 and the rents that are outlined below.

- We understand that Poundworld signed a new 10 year lease at Unit 2B (subject to a 5 year rent review provision and a 6 month rent free provision) at an initial rent of £139,780 per annum. We understand that the property extends to 447.7 sq.m (4,819 sq.ft) according to the rating list, meaning that the rent equates to around £312 per sq.m (£29 per sq.ft).

- We understand that Brantano signed a new 10 year lease at Unit 2A (subject to a 5 year rent review provision and a discounted rent within the first year at 50%) at a reserved rent of £125,000 per annum. We understand that the property extends to 463.9 sq.m (4,994 sq.ft) according to the rating list, meaning that the rent equates to around £269 per sq.m (£25 per sq.ft).
- We understand that Unit 8 is currently vacant. The unit extends to 465 sq.m (5,000 sq.ft) and is being marketed by Savills, although no information is disclosed regarding the asking rent.

4.62 Handforth Dean has recently expended, and tenants include Tesco, Marks and Spencer's, Outfit (Arcadia) and a recently opened Next concept store. No rental information is available either on Land Registry or CoStar.

4.63 At the Lyme Green Retail Park the last reported letting on Land Registry and CoStar comprises the letting of Unit 6 to Next in January 2011. The unit extended to 1,330 sq.m (14,313 sq.ft) including mezzanine accommodation. We understand that the rent that was agreed amounted to £114,352 per annum which equated to a rent of £86 per sq.m (£8 per sq.ft), or to £150 per sq.m (£14.00 per sq.ft) if the mezzanine accommodation is disregarded. We understand that the property was let subject to a 10 year lease, and a 22 month rent free period was granted (that was spread across the term).

4.64 We understand that Unit J at the West Heath Shopping Centre (which comprises the most recent letting reported on CoStar let at a rent of £32,000 per annum in July 2012 on a 5 year lease. The Towel Rail Limited (trading as 'The Yorkshire Linen Co') took around 315 sq.m (3,389 sq.ft) of accommodation, which equated to a rent of around £102 per sq.m (£9.44 per sq.ft).

4.65 Rental levels differ depending on each out of town retail location. We consider that established retail parks located close to larger populations such as at the Grand Junction Retail Park appear to command higher rents (in excess of £270 sq.m/£25 per sq.ft), whilst lower order retail parks located within less accessible locations including the Congleton Retail Park and Lyme Green Retail Park appear to command lower rents at around £160 (£15 per sq.ft). Out of town retail parks operating as 'district shopping centre level' such as the West Heath Shopping Centre appear to command lower rents at around £100 per sq.m (£9.30 per sq.ft).

- 4.66 In terms of primary yields, it is noted that the NFU Mutual Insurance Society Limited acquired the freehold interest in the Stanley Green Retail Park in Cheadle (just outside of the Borough near Handforth) for £42,600,000 in July 2016. The out of town retail park sold for a price that equated to £3,746 per sq.m (£348 per sq.ft) and a net initial yield of 6.12%. We consider that both the rents (which equated to an average of £245 per sq.m/£22.70 per sq.ft) and the yield are equivalent to what could be paid at the Handforth Dean Retail Park, and represent a yield that prime retail warehouse shopping centres could transact at within the Borough (such as Grand Junction Retail Park).
- 4.67 This is supported by individual transactions of similar out of town retail units. For example, the B&Q unit on Weston Road in Crewe was acquired by Henderson Global Investors for £24,080,000 in March 2016, which represented a price of £2,045 per sq.m (£190 per sq.ft) and sold for a net initial yield of 6.15%. Having regard to the above the passing rent for this accommodation equated to around £133 per sq.m (£12.40 per sq.ft) which indicates that rents for larger units specialising in DIY and bulky goods are often less than clothing and electronics retailers who tend to focus their retail operations in similar locations.
- 4.68 We consider that more secondary retail warehouse shopping centres (such as the Congleton Retail Park and Lyme Green Retail Park) would sell at higher yields of around 8% reflecting the reduced demand for this accommodation (that is reflected within the rents that are achieved within this location), and we consider that accommodation within more district centre locations (such as at the West Heath Shopping Centre) is more likely to achieve a yield at closer to 9%.
- 4.69 **Leisure**
- 4.70 The most likely form of leisure development comprises purpose built public house or restaurant accommodation. This could also include fast-food restaurant accommodation.
- 4.71 The rents and yields achievable in respect of leisure accommodation are extremely diverse, reflecting accessibility, foot fall and location. For example, rental levels in Central Liverpool and Manchester for A3 uses are reported to currently be above £50 per sq.ft per annum. Notwithstanding this, having regard to the characteristics of Cheshire East it is anticipated that new food and drink accommodation will typically comprise new 'out of town' provision at key transport interchanges, or forming parts of new leisure developments.

- 4.72 From our experience (of dealing with pubco operators in the North West), we are aware that pub operators in the North West seeking to develop new premises and will pay rents on new build properties ranging between £188 and £226 per sq.m (£17.50 and £21 per sq.ft) with yields for larger pubco operators (such as Marstons, Greene King and Mitchell and Butler) at between 6% and 7%. Given the costs of fit out, longer lease terms of upwards of 15 years are usually sought.
- 4.73 Fast food operators (such as McDonalds and Kentucky Fried Chicken) and restaurant operators (including Nandos, Pizza Hut, Frankie and Benny's) typically achieve rents in excess of public houses, which is generally to the order of £20 to £25 per sq.ft in out of town locations. Typical yields that are reported by EIGroup in relation to the auction sale of these assets range between 5.75% and 7% over the past 2 years.

5.0 FINANCIAL APPRAISAL ASSUMPTIONS

5.1 In this section, we have outlined the assumptions that have been adopted in our financial appraisals, in relation to the Residential and Commercial Development Scenarios, and also used within our Site Specific Testing.

5.2 **Base Input Land Cost**

5.3 Land value is difficult to assess for a number of reasons. Firstly, development land value is an utterly derived value, with land being bought as a factor of production in the course of development. The price is generally determined by the development potential of the site. Secondly, the comparison of land value in terms of prices paid for sites is extremely difficult because of the large number of site specific variables that will impact upon the price paid. For example, the amount of remediation or other abnormal costs are likely to differ from site to site. Hence, any evidence of land transactions needs to be treated with a degree of subjectivity as adjustments may be necessary for factors such as abnormal site conditions, contamination and development density.

5.4 The National Planning Policy Framework states that viability should consider *"competitive returns to a willing landowner and willing developer to enable the development to be deliverable."*

5.5 Paragraph: 015 of the Planning Practice Guidance notes that:-

'A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.'

- 5.6 Building on this approach, the document 'Viability Testing in Local Plans' of the Local Housing Delivery Group 2012¹⁶ advocates the use of 'threshold land value'. This should represent the value at which a typical willing landowner is likely to release land for development, before the payment of taxes. The guidance suggests that threshold land value needs to take account of the fact that future plan Policy requirements will have an impact on land values and landowner expectations, and therefore using a market value approach as a starting point carries the risk of building in assumptions of current Policy costs rather than helping to inform the potential for future Policy. As a result it suggests that market values can be a useful 'sense check' and suggests that the threshold land value is based on a premium over current use values and credible alternative use values. The latter would be most appropriate where there is competition for land among a range of alternative uses such as in town centres.
- 5.7 The RICS Guidance Note 'Financial Viability in Planning' explains that for a development to be financially viable, any uplift from the current use value of land that arises when planning permission is granted should be able to meet the cost of planning obligations, whilst at the same time, ensuring an appropriate site value for the land owner and a risk adjusted return to the developer for delivering the project. The return to the land owner will be in the form of a land value increase in excess of current use value. The land value will be based on market value which will be risk adjusted, so it will normally be less than current market prices for development land on which planning permission has been secured and planning obligation requirements are known. The guidance note recognises that the market value will be by definition at a level at which the landowner would be willing to sell.
- 5.8 In arriving at our assessments of land values in Cheshire East, we have had regard to available transactional evidence in the Borough. We have undertaken research using Land Registry data and other databases such as EGi and CoStar. We have also had regard to Valuation Office Property Market Surveys (albeit these are now fairly out-dated, which has been reflected in the weighting that we have given to such studies). We have provided as part of Appendix 1 details of land transactions that we have considered.

¹⁶ Viability Testing in Local Plans (Housing Delivery Group, 2012)

5.9 Residential Land Values

- 5.10 The future residential development sites within the Borough are likely to be either previously developed sites, or greenfield sites located immediately adjacent or close to the existing settlements in the Borough. Having regard to the characteristics of Cheshire East, a typical settlement area site will have been previously developed and most likely would have been in previous commercial use.
- 5.11 Having regard to the likely characteristics of future development within the Borough, we have identified a number of possible development scenarios on both previously developed and greenfield sites. We have had regard to these classifications for the purpose of our testing.
- 5.12 In arriving at a market value for previously developed land in this case, both the land owner and the developer would have regard to a site's current use value, albeit a landowner would be seeking uplift in value above this level. Conversely, a developer would be reluctant to pay a full residential value for the site, having regard to the risk and cost involved in obtaining planning consent and the likely policy contributions being sought by the Council. In arriving at an assessment of market value for these purposes it is therefore necessary to have regard to both evidence of current use values as well as evidence from sites with residential planning permissions and then make reasonable adjustments to reflect factors such as the land owner's aspirations, the developer's concerns, risks inherent in the development process, and potential planning obligations.
- 5.13 Within Cheshire East we would expect current values for previously developed land in the settlements areas with extant planning consents for commercial development to be in the range of £370,000 per hectare (£100,000 per acre) to £740,000 per hectare (£300,000 per acre). The definition of viability in the context of planning recognises the issue of a landowner receiving an appropriate site value, which whilst being less than full residential value is likely to be higher than current use value. Having regard to this we have considered the level of site value at which a landowner is likely to release a site for development in the town and settlement areas. This will also be influenced by the supply of competing residential development sites available in the area. A large number of sites will have a limiting effect on value, and conversely a more limited number of sites is likely to increase the landowners' expectations of a value uplift.

- 5.14 The landowner in making a decision regarding site value will also have regard to the likely houses prices in the area and inevitably those in higher value areas will be seeking a greater site value than those in lower house price areas. The values that we have adopted for the purpose of testing are around twice the existing use value of commercial sites within each of the respective areas that we have considered, as it is noted that commercial land values within parts of Crewe and Middlewich are towards the lower end of the range identified above. Commercial sites in higher value locations tend to be at the higher end of the range specified above as a result of competition for land from other uses and generally lower levels of land supply.
- 5.15 It is noted within the Local Plan Strategy that there are a number of Greenfield development sites on the edge of urban areas that are likely to come forward for development.
- 5.16 At the present time, these sites will normally be used for agricultural and grazing purposes or informal open space with site values on this basis typically in the region of £25,000 - £50,000 per hectare (£10,000 - £20,000 per acre) or less. It is probable that a number of such sites have had development expectations, since they are at the edge of or within the settlement area and in some cases may already be subject to option agreements. Naturally, any land owner is unlikely to sell such sites for agricultural values reflecting existing use, and clearly a land owner will be seeking an uplift in value if they are to consider releasing the site for development.
- 5.17 With reference to the RICS guidance and that from the Housing Delivery Group, it would be inappropriate to assume land values based on sites with full residential planning permission, and in reality the site value for viability purposes will lie somewhere between this and current value. In addition many Greenfield sites may require significant initial expenditure on services and infrastructure to enable them to be developed for residential purposes.

- 5.18 Having regard to these factors we have considered the range of land values based on the likely revenues that residential developments would be expected to achieve across the Borough and the availability of land for development. Table 5.1 contains details of the residential land value assumptions that we have adopted for the purpose of our testing.

Value Location	Previously Developed		Greenfield	
	£ per net developable ha	£ per net developable acre	£ per net developable ha	£ per net developable acre
Very Low/Low Value	£495,000	£200,000	£370,000	£200,000
Medium Value	£865,000	£250,000	£618,000	£225,000
Higher Value	£1,235,000	£500,000	£741,000	£250,000
Prime	£1,605,000	£650,000	£990,000	£400,000

Table 5.1 - Residential Base Land Input Assumptions

- 5.19 The NPPF requires local authorities to provide a buffer of 5% or 20% in relation to their supply of sites to ensure choice and competition in the market for land. This is intended to ensure that the landowner will have to compete in the market to sell their site so will have to competitively price it to sell albeit will still want a return in excess of its current or alternative use value. If a landowner has unrealistic expectations of value, then the theory is that developers will then just acquire a more competitively priced site elsewhere and the overpriced site will remain undeveloped.
- 5.20 As a sense check we have also considered residential land sales based on the available evidence. From the sales listed as part of Appendix 4 it is clear that there is a range of prices that have been paid for land with residential planning permission reflecting the differing characteristics of the development sites, the landowner's expectations and the existing planning policy requirements.
- 5.21 Sites have recently sold in the Borough at prices of between £370,000 and £3,225,000 per hectare (£150,000 and £1,305,000 per acre) with planning permission. In prime locations it is considered that values significantly in excess of £2,500,000 per hectare (£1,000,000 per acre) could be achieved. In these instances we consider that the base land input sums details at Table 5.1 provide the landowner with a competitive return that is sufficiently in excess of the site's existing use value to incentivise the landowner to release their site for development. We consider that the approach that has been adopted in this instance conforms to the concept of 'threshold land value' that is introduced within 'Viability Testing in Local Plans'.

5.22 Commercial Land Values

- 5.23 Over the last few years, there has been limited available evidence of land sales in Cheshire East due to limited development activity in the commercial sector. Having regard to this, considered adjustments have been made in order to reach land values based on both the reported transactional evidence and our market experience within the area.
- 5.24 Potential commercial development sites are a mix of vacant Previously Developed Land, opportunity sites within or adjacent to existing industrial areas, or alternatively the extension of current industrial areas into the surrounding greenfield areas.
- 5.25 In arriving at our assessment of market value, current use values have been considered and allowances made to reflect both the land owner's aspirations and the developer's concerns.
- 5.26 In preparing our viability assessments for employment uses we have adopted the following base input land values:-

Type	Land Value (price/hectare)	Land Value (price/acre)	Rationale
Industrial (B1b, B1c, B2, B8)	£370,000	£150,000	Located outside of Town Centre locations. Use requires fairly accessible location, although does not usually require significant frontage.
Office (A2, B1a)	£495,000	£200,000	Office land values can differ significantly depending on whether site is in Town Centre of periphery. Assumed lower land value to test viability in this instance. Accessible location with frontage required.
Small Comparison and Convenience Retail in Town Centre Location 279 sq.m (3,000 sq.ft)	£3,706,500	£1,500,000	Plots comprise small site areas, together with an accessible location within the Town Centre. Plots are therefore likely to command a significant premium over and above that of the majority of commercial uses.
Medium Convenience and Comparison Retail, All areas 929 sq.m (10,000 sq.ft)	£1,855,000	£750,000	Use requires highly accessible location in close proximity to key public transport routes.
Large Convenience and Comparison Retail, All areas 2786 sq.m (30,000 sq.ft)	£2,470,000	£1,000,000	Use requires highly accessible location in close proximity to key public transport routes. Requires significant plot sizes and often built in conjunction with a number of units on Retail Parks. Competition for land from Supermarkets.
Leisure	£740,500	£300,000	Located outside of Town Centre within close proximity to key public transport interchanges or main arterial routes.

Table 5.2 - Commercial Base Land Input Assumptions

5.27 Acquisition Costs

5.28 In addition to the land values detailed above, we have also assumed land acquisition costs based on 1% of purchase price for agent's fees and legal fees at 0.8%. This is in line with normal market practice and rates. We have also assumed payment of stamp duty in accordance with HMRC thresholds and rates which are summarised in table 5.3.

Property or lease premium or transfer value	SDLT rate
Up to £150,000	Zero
The next £100,000 (the portion from £150,001 to £250,000)	2%
The remaining amount (the portion above £250,000)	5%

Table 5.3 - HMRC Stamp Duty Rates

5.29 Timing of Land Acquisition

5.30 Our viability appraisals assume that the land is acquired on day 1 of the development programme and hence the purchase carries finance costs from the outset. For most of the small allocations considered this would be usual practice. However, it should be noted that for the larger residential developments typically above 100 units it would be unusual for a developer to acquire the entirety of such large sites from day 1. A large development site would normally be the subject of a phased acquisition programme, with the land only being drawn down by the developer as required. As a result, land acquisition costs are more likely to be phased over the development period and so the cost of finance would be reduced with a corresponding increase in the amount of development surplus. Whilst each development will depend on its own circumstances inevitably a landowner would expect and accept a phased draw down of land from a developer. Hence for the purposes of our assessments the landowner is benefitting from the entire land receipt at the outset.

5.31 It is noted that within this Report we have specifically focused on the delivery of smaller sites, and as detailed earlier within this Report strategic sites will be tested at a later date. To this end, we reserve the right to amend these assumptions on site specific testing of strategic sites, as in this instances it is considered unrealistic that a large strategic site that is delivered in multiple phases would be paid for in a single upfront lump sum payment.

5.32 **Residential Appraisal Assumptions**

5.33 **Development Programme**

5.34 In our experience a developer would seek to construct and sell around 30-40 dwellings per annum. For the purpose of the assessments we have assumed an average sales rate for each site of between 2 and 3 per month, depending on the size of the development, with the first sales typically taking place around 8 months after a start on site.

5.35 Sales rates tend to increase in respect of larger sites as developers seek to 'double up' and develop out a site in tandem. This may take the form of affiliated developers (such as Barratt and David Wilson Homes) or separate house builders. We have factored this into the sales rates assumed within the testing parameters for the larger schemes tested, and we have adopted sales rates of 4 per month for 250 dwellings and 5 per month for the development of 500 dwellings and 1,000 dwellings respectively.

5.36 **Sales Values**

5.37 Market Housing

5.38 Having regard to the market commentary contained at Section 4 and the detailed comparable sales evidence at Appendices 3 and 4 we have applied the ranges of net sales values detailed at table 5.3 below. The prices reflect the values that we would expect to be paid for new houses in these locations.

5.39 Justification is provided below at Table 5.4 in relation to why the different sales values have been adopted within each location. Please note that the sales prices listed on new build developments do not allow for non-cash incentives, which partly explains why lower sales values have been adopted on a generalised basis. In respect of Poynton given the lack of new build development within this particular location we have looked at sales in nearby Woodford and Hazel Grove (both in Stockport).

5.40 Redrow have commenced development at Woodford Garden Village were asking prices range between £322 and £367 per sq.ft depending on the dwelling type. These prices are therefore subject to negotiation and do not allow for non-sales price incentives, although these values are significantly above the £275 per sq.ft that we have allowed for in prime value areas.

Zone	Ward	Net Sales Price (per sq.m)	Net Sales Price (per sq.ft)
Very Low	Inner Crewe.	£1,615	£150
Low	Outer Crewe. Middlewich and Elworth	£2,045	£190
Medium	Urban Areas of Congleton. Haslington and Shavington	£2,260	£210
High	Macclesfield. Alsager, Outer Congleton, Handforth, Holmes Chapel, Nantwich and Sandbach (excluding Elworth). Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Holmes Chapel and Wrenbury.	£2,422	£225
Prime	Knutsford, Poynton and Wilmslow. Alderley Edge, Mobberley and Prestbury.	£2,960	£275

Table 5.4 - Residential Sales Prices Adopted

- 5.41 Sales prices to date at Taylor Wimpey's 'The Heath at Hampton Wood' development which is located off Bramhall Moor Lane in Hazel Grove have been at around £256 per sq.ft before incentives are allowed for. Bellway, who are developing the site in conjunction with Taylor Wimpey have achieved slightly higher revenues that average around £261 per sq.ft. Sales values in Hazel Grove are below the £275 per sq.ft that we have allowed for in prime value areas.
- 5.42 The average dwelling price in Hazel Grove over the past 12 months according to Land Registry was £226,435. In Woodford the average sales price was £517,500. Sales prices in Poynton (which average £294,715) are between those in Hazel Grove and Woodford, and as a result of this and following an analysis of secondary sales within the area we consider that new build developments in Poynton would achieve sales values of upwards of £300 per sq.ft. We therefore consider that it is appropriate that Poynton should be considered a prime value location.

Zone	Location	Schemes Considered	Sales Price (per sq.ft)	Sales Prices Adopted (per sq.ft)	Comments
Very Low	Inner Crewe	The Carriages (Countryside) College Green (Redrow)	£145 £193	£150	There are higher and lower value areas in Inner Crewe. On the balance of the above, consider that £150 per sq.ft is reasonable.
Low	Outer Crewe	Saxon Gate (Bloor) The Rookery (Taylor Wimpey) Stoneley Park (Taylor Wimpey) Meadow View (David Wilson Homes)	£198 £201 £199 £190	£190	For majority of Outer Crewe locations £190 per sq.ft is appropriate.
	Middlewich	Jubilee Pastures (Persimmon) Oak Meadow (McAteer) Abbey Fields (Jones Homes) Jersey Fields (Stuart Milne)	£192 £196 £247 £205		Consider that all of the Middlewich development values are supportive of the £190 per sq.ft that has been adopted, although it is noted that some developments may perform better (such as Abbey Fields)
	Elworth	Elworth Gardens (Barratt) Gilberts Cross (David Wilson) Elworth Park (Persimmon) Canal Fields (Bellway)	£208 £207 £199 £198		For Brownfield sites around Elworth at the former Fodens factory and on surrounding plots consider that the sales values of between £200 and £210 per sq.ft are applicable, which once discounted to reflect

Table 5.5 – Analysis of House Price Data that is presented at Table 4.4 above

Zone	Location	Schemes Considered	Sales Price (per sq.ft)	Sales Prices Adopted (per sq.ft)	Comments
Medium	Congleton	Astbury Place (Morris Homes) Vicarage Gardens (Pembroke Homes) Brook Valley (Bovis Homes)	£227 £195 £165	£210	Values are dispersed. Sites within affluent parts of Congleton have achieved sales values over £220 per sq.ft. Brook Valley is an anomaly and has been discounted as it contains a high proportion of 2.5 and 3 storey dwellings, and Vicarage Gardens is not considered to be reflective of sales values in this location.
	Haslington	Vicarage Green (Elan Homes)	£221		Consider that the sales values are reflective of this area and support Haslington's inclusion within this particular band.
	Shavington	Chatsworth Park (Wainhomes)	£226		Consider that the sales values are reflective of this area and support Shavington's inclusion within this particular band.

Table 5.5 – Analysis of House Price Data that is presented at Table 4.4 above

Zone	Location	Schemes Considered	Sales Price (per sq.ft)	Sales Prices Adopted (per sq.ft)	Comments
High	Alsager	Limeacre (Seddon Homes)	£245	£225	Consider that the sales values support Alsager's inclusion within this particular band.
		The Paddocks (Stuart Milne)	£244		
		The Coppice (Miller Homes)	£222		
	Outer Congleton	Loachbrook Meadow (Bovis)	£239		Consider that the sales values support Congleton's inclusion within this particular band.
		Kingfisher Park (Bloor)	£246		
	Holmes Chapel	Brooklands (Bellway)	£242		Consider that the sales values support Holmes Chapel's inclusion within this particular band.
	Macclesfield (including Bollington)	Leat Way (Bellway)	£246		All of the Macclesfield schemes are located to the North of the Town. Lower value areas to the South. Consider that the proposed value band is reflective the wider area but note that towards the North of Macclesfield are upwards of £250 per sq.ft.
		Mulberry Park (Redrow)	£269		
		Kingsfield Park (Jones Homes)	£268		
	Nantwich	St Annes Court (Jones Homes)	£230		Consider that the developments that are located in Nantwich are considered supportive of the sales price that we have adopted.
		Stapley Gardens (David Wilson)	£247		
		Malbank Waters (Bovis/Barratt)	£240		
	Sandbach	Saxon Lea (Bovis Homes)	£237		Consider that the developments that are located in outer Sandbach are considered supportive of the sales price that we have adopted.
		Bramley Wood (Taylor Wimpey/Seddon Homes)	£246		

Table 5.5 – Analysis of House Price Data that is presented at Table 4.4 above

Zone	Location	Schemes Considered	Net Sales Price (per sq.ft)	Sales Prices Adopted (per sq.ft)	Comments
Prime	Alderley Edge	Greenlines (PH Homes)	£357	£275	Considered reflective of the values that will be achieved on new build dwellings in Alderley Edge
	Knutsford	See Comments to the right.			Similar value area to Wilmslow/Alderley Edge.
	Prestbury	See Comments to the right.			Therefore consider that the values that have been adopted are reasonable when assessed in this context.
	Poynton	See Comments to the right.			Please see commentary above at Paragraphs 5.38 to 5.41 above.
	Wilmslow	Bollin Park (David Wilson) Bollin Park (Jones Homes)	£408 £380		Sales values are in Wilmslow are in excess of £275 per sq.ft. Notwithstanding this on balance consider that this sum is a reasonable allowance given potential fluctuations in values within these value areas.

Table 5.5 – Analysis of House Price Data that is presented at Table 4.4 above

5.43 Affordable Housing

5.44 The values that have been assumed for the affordable homes are based on the likely bid by a Registered Provider. In this respect we have assumed bid prices for the different tenure options based on a percentage of market value. The bid prices adopted for our testing are as follows:

Affordable Rent	40% of market value
Intermediate	67.5% of market value

5.45 The pricing adopted above reflects the data that has been made available to us to date by RPs who are active within the area. As outlined earlier within this Report, this Report comprises an Initial Report and further testing may be undertaken at a later date. In this regard we will continue to monitor the amounts paid for affordable dwellings, and we may seek to revise these proportions based on the appropriate evidence that is made available to us throughout the different consultation processes.

5.46 **Construction Costs**

5.47 The construction costs that have been adopted are derived from the BCIS median rate of £1,055 per sq.m for estate housing in Cheshire in January 2016. For completeness a copy of the BCIS Report is provided at Appendix 5 of this Report within WYG's Report.

5.48 We understand from an interrogative analysis of the BCIS dataset that the average size of scheme within the database is around 20 dwellings. We have therefore taken advice from WYG and adjusted construction costs accordingly to allow for economies and diseconomies of scale. For completeness these assumptions are set out below at Table 5.4 below (and further details are provided within WYG's Report).

5.49 External works have been allowed for at 15% of construction costs, which is considered industry standard assumptions (when BCIS construction costs are adopted for the purpose of assessment).

5.50 Professional fees of between 6% and 10% have been adopted depending on the size of the development.

5.51 In addition to the above, we have also allowed for contractors profit at 7%. This has been deducted from the BCIS costs, as in the majority of instances house-builders have their own in-house construction expertise and as a result such sums are not payable (and we have allowed for a developers profit requirement elsewhere within these calculations).

5.52 For completeness the assumptions set out above are detailed at Table 5.6 below.

Ref	Units	Adjustment for Scale	External Works	Professional Fees	Contingencies	Adopted Cost
1	5	+10%	15%	10%	5%	£1,434
2	10	+5%	15%	8%	5%	£1,343
3	25	0	15%	7%	5%	£1,256
4	50	-2.50%	15%	6%	5%	£1,224
5	75	-3.50%	15%	6%	5%	£1,212
6	150	-5%	15%	6%	5%	£1,193
7	250	-6.50%	15%	6%	5%	£1,174
8	500	-7.50%	15%	6%	5%	£1,162
9	1000	-8%	15%	6%	5%	£1,155

Table 5.6 – Construction Cost Assumptions

5.53 In addition in the generic testing undertaken we have also included an additional amount per dwelling for 'site opening up' costs on Greenfield sites to cover for example service reinforcement and increased access costs. These allowances are summarised in Table 5.7 below.

No Dwellings	Cost per Dwelling
25-50	£2,750
75	£4,000
150	£5,000
250	£7,500
500	£11,000
1,000	£11,000

Table 5.7 - Greenfield Site Opening Up Costs.

- 5.54 In respect of Strategic infrastructure and Utility Costs, the Harman Guidance states (at Appendix B) that:-

"Cost indices rarely provide data on the costs associated with providing serviced housing parcels, i.e. strategic infrastructure costs which are typically in the order of £17,000 - £23,000 per plot for larger scale schemes."

- 5.55 Having regard to the external works allowances that we have adopted (at 15%) in addition to the professional fees and contingencies that we have allowed for on these costs, and to the opening up costs detailed above at Table 5.5 for schemes of 75no dwellings and above, external works costs of between £22,350 and £28,550 per dwelling have been adopted within the testing that we have prepared (that are above the range detailed within the Harman Guidance).
- 5.56 We have assumed that specific costs associated with the provision of on-site public open space and play areas as appropriate together with the capitalised cost of future maintenance and included within the external works costs.
- 5.57 To account for future development on previously developed sites, some of which may be subject to significant contamination WYG have made an additional allowance of £59 per sq.m for dealing with the additional costs associated with these matters. Further details are provided in their report.
- 5.58 As set out at Section 1 of this Report, this Report comprises an initial viability assessment to inform the Council about the levels of CIL that could be supported within the Borough. Whilst we have used a BCIS adjusted sum to assess the viability of development within the Borough. Whilst we consider that this is useful with a view to further work will be undertaken by WYG in due course to look at development costs in the future as part of future viability work. Further justification for the levels of discount that have been adopted will also be provided, or the rates amended, depending on consultation feedback that is received.
- 5.59 Within the testing, we have assumed that by adopting BCIS at a rate that reflects development within the local area, and discounting this accordingly to allow for the BCIS dataset, that the development costs are sufficient to meet the planning policy obligations that are set out at Table 2.4. Notwithstanding this, further work will be required by WYG in due course to verify that this is the case.

5.60 **Section 106/Section 278 and Emerging Planning Policy Requirements**

5.61 The testing that we have undertaken assumes that a policy compliant 30% affordable housing provision is delivered as part of the respective development in compliance with Policy SC5. We have assumed that 50% of the affordable provision comprises 2 bed units and the remaining 50% 3 bed dwellings, which is in line with RPs requirements for smaller dwellings (which is identified within the 2013 SHMA update also).

5.62 We understand that following the adoption of the Local Plan Strategy the Council will be seeking similar obligations to those that have been demanded in the past. In this instance we have reviewed the s106 monies that the Council have collected over the course of the past 3 years. The average contribution amounts to around £4,000 per dwelling, although there are large variations in the contributions that have been collected.

5.63 Having regard to the average contributions that have been collected over the last 3 years, we have allowed for S106 payments of £4,000 per dwelling.

5.64 **Sales and Marketing Costs**

5.65 Disposal costs, including sales and marketing expenses, have been assumed at a rate of 3.5% of the Gross Development Value of the market housing. This is in line with typical development industry rates for housing development. We have included an allowance of £500 per unit for the costs associated with the transfer of the affordable homes to a registered provider.

5.66 **Finance**

5.67 For all of the residential viability testing we have assumed a finance rate of 7% inclusive of arrangement and monitoring fees. This reflects the cost of finance currently available in the development market for residential developments of the type contained in our viability assessments.

5.68 **Developer's Profit and Overhead**

- 5.69 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. The level of profit requirement will principally reflect the risk of constructing a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.
- 5.70 Many factors will govern risk in relation to a development site; these include location, the local property market, the size and scale of the development, potential contamination and other abnormal costs and the type of accommodation being provided. Other considerations affecting risk could include the planning status of the site, and specifically whether a planning consent is in place for the proposed scheme.
- 5.71 In terms of residential development, a smaller residential development would be considered less risky than a large scale strategic residential development site. On a larger site it may take many years for the developer to build out and complete the sale of all of the houses. There could be significant changes (for better or worse) in the property market during the lifetime of the development. Therefore, the risk associated with having capital tied up in the development is carried for many years. As a result, a developer would require a higher profit return than on the smaller development site.
- 5.72 The industry standard measure of profit return is typically based on a percentage of either Gross Development Value (GDV) or cost. In certain instances developers may use an internal rate of return as an additional check measure. In our experience profit based on GDV is more commonly used for residential developments although not exclusively, whilst a return based on cost is more typical for commercial development.
- 5.73 From our development market experience, residential developments would tend to command a profit return of 15-20% GDV, inclusive of a developer's overhead.

- 5.74 The HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*¹⁷' suggests that a figure of 16% of values rather than cost may be targeted for private residential sales. The HCA's User Manual¹⁸ accompanying their Development Appraisal Tool suggests a typical figure at that time (July 2009) of 17.5-20% GDV, but this is given as a guide only as the manual suggests that profit will depend on the state of the market and the size and complexity of the scheme. It is notable that the manual, to accompany the new HCA Development Appraisal Tool, refrains from giving any form of guidance on the measure of any appraisal variables.
- 5.75 Looking at planning decisions, Planning Inspectors in certain instances have made reference in decisions to the level of profit adopted and what is typical, including the following examples:
- 5.76 Flambard Way, Godalming¹⁹ (a mixed development of 225 flats and commercial accommodation): the inspector refers to an industry norm of 15-20% profit and although not explicitly stated this seems to be based on cost;
- 5.77 Flemingate, Beverly²⁰ (a mixed use development): Here the Inspector accepted 15% of cost;
- 5.78 Clay Farm²¹ (2,300 dwellings and retail, health centre, education): Here the Local Planning Authority suggested a profit return based on 20% of cost or 16% of GDV. 16% GDV was considered by the Council to be consistent with the profit based on GDV in the HCA document detailed above. The Inspector appears to accept the LPA's approach albeit the key point at issue related to whether the scheme should be assessed on a residual land value basis, or based on the actual historic purchase price.
- 5.79 Former Royal Hotel, Newbury²² (35 sheltered apartments): The Inspector here decided that the profit range of 17.5%-20% of GDV detailed in the HCA EAT user manual was the correct level of profit for this development.

¹⁷ HCA Guidance Note '*Investment and Planning Obligations: Responding to the Downturn*' (HCA, 2009)

¹⁸ HCA Economic Appraisal Tool User Manual (HCA, 2009)

¹⁹ Planning Inspectorate Decision in relation to 'Waverley Borough Council appeal by Flambard Development Limited' APP/R3650/A/08/2063055 (Planning Inspectorate 2008)

²⁰ Planning Inspectorate Decision in relation to Application by CP Group, Wykeland Group and Quintain Estates & Development PLC, LPA: East Riding of Yorkshire' APP/E2001/V/08/1203215 (Planning Inspectorate 2008)

²¹ Planning Inspectorate Decision in relation to 'Applications by Countryside Properties PLC & Countryside Properties (UK) Ltd to Cambridge City Council' APP/Q0505/A/09/2103599 and APP/ Q0505/A/09/2103592 (Planning Inspectorate, 2009)

²² Planning Inspectorate Decision in relation to 'Former Royal Hotel, Newbury, Gillingham, Dorset SP8 4QJ' APP/N1215/A/09/2117195 (Planning Inspectorate, 2009)

- 5.80 Shinfield, Reading²³ (residential development comprising 126 dwellings and a sports pavilion): The inspector determined that a figure of 20% profit on GDV was appropriate for this development.
- 5.81 As the above demonstrates, the profit return requirement is not at a fixed level and will vary from site to site, depending upon the risk profile which is driven by many factors.
- 5.82 On the basis of the above and having regard to the nature of the site typologies and allocated sites, a profit level based on 15% of GDV (inclusive of overheads) has been applied for the smaller housing schemes of 5 and 10 homes. For all other sites a developer's return (inclusive of overheads) of 20% of GDV has been adopted. In each case these profit returns are factored into the residual appraisal together with a fixed land value to generate a development surplus.
- 5.83 **Non-Residential Appraisal Assumptions**
- 5.84 **Development Programme**
- 5.85 The development programme for non-residential sites will vary depending on the specific characteristics of each scheme. Table 5.8 contains details of the development programmes that we have assumed.

Use	Floor Area (sq.m)	Construction Period
Industrial B2/B8	465	5 months
Industrial B2/B8	1,858	8 months
Industrial B2/B8	4,645	9 months
Industrial B2/B8	9,290	11 months
Industrial B2/B8	27,780	18 months
Offices	464	7 months
Offices	1,857	12 months
Retail	279	6 months
Retail	929	8 months
Retail	2,787	10 months
Food & Drink	557	6 months
Hotel (50 Bed)	1,672	12 months

Table 5.8 - Development Programmes – Non-Residential

²³ Planning Inspectorate Decision in relation to 'Land at the Manor, Shinfield, Reading RG2 9BX and bordered by Brookers Hill to the North, Hollow Lane to the East and Church Lane to the West' APP/X0360/A/12/2179141 (Planning Inspectorate 2013)

5.86 Sales Values

5.87 Having regard to the comparable evidence contained in the market commentary at Section 4, Table 5.9 contains details of the sales values that have been adopted for the non-residential uses forming the hypothetical development scenarios. These values have also been applied to the respective parts of the employment allocations that we have tested.

Property	Rent £/sq.m (£/sq.ft)	Investment Yield (%)
Industrial – 465 sq.m (Whole of Cheshire East)	£65 (£6)	8%
Industrial – 1,858 sq.m (Whole of Cheshire East)	£59 (£5.50)	7%
Industrial – 4,645 sq.m (Whole of Cheshire East)	£59 (£5.50)	6.5%
Industrial – 9,290 sq.m (Whole of Cheshire East)	£48 (£4.50)	6%
Industrial – 27,870 sq.m (Whole of Cheshire East)	£48 (£4.50)	6%
Office Accommodation (Whole of Cheshire East)	£188 (£17.50)	8%
Retail – 279 sq.m (Wilmslow Town Centre)	£323 (£30)	7%
Retail – 279 sq.m (Remainder of Borough)	£161 (£15)	8%
Retail – 929 sq.m (Whole of Cheshire East)	£161 (£15)	7%
Retail – 2,787 sq.m (Whole of Cheshire East)	£140 (£13)	6%
Food & Drink – 557 sq.m (Whole of Cheshire East)	£215 (£20)	7%
Hotel (Whole of Cheshire East)	Capital Value of £50,000 per room adopted	

Table 5.9 - Rents and Capital Values for Commercial Generic Testing

5.88 Construction Costs

5.89 The construction costs that have been adopted in the viability appraisals have been prepared by WYG Quantity Surveyors and their methodology is included in their report at Appendix 5. For ease of reference Appendix 5 of WYGs report summarises the construction costs that we have adopted within the generic testing. These costs are calculated on a cost/sq.m basis, and are inclusive of substructures, super structures, all external works, incoming services and drainage, preliminaries, fees and a contingency.

5.90 **Sales and Marketing**

5.91 We have assumed marketing and disposal fees on lettings of the units based on 20% of rental value. Sales disposal fees have been included at a rate of 1.8% (1% agent's fees and 0.8% legal fees). Such fees are considered reasonable at the present time and comprise the standard market charges. Stamp Duty Land Tax has been included as appropriate at usual HMRC rates.

5.92 **Finance**

5.93 A finance rate of 7% has been uniformly applied across all commercial development, which is inclusive of arrangement and monitoring fees.

5.94 **Developer's Profit and Overhead**

5.95 In assessing the appropriate level of developer's profit, we have had regard to both the size and form of the proposed development and the likely risk associated with the development as a result. As identified above in reference to the assumptions made in relation to developers profit in the residential appraisals, the level of profit requirement will principally reflect the risk associated with a particular development site and as a result a developer will typically require different levels of profit as reward for risk across different sites.

5.96 In the context of most forms of commercial development, the developer will typically seek a profit requirement of approximately 15% on cost. The figure is widely used, and has been applied to all forms of non-residential development that we have tested.

6.0 VIABILITY TESTING RESULTS

- 6.1 This section sets out the results from the viability assessments that we have prepared, and identify the maximum development surpluses that can be supported once planning policy obligations have been accounted for.
- 6.2 **Residential Results**
- 6.3 In each case the results tables are presented to show the scheme reference and the number of dwellings. The 'Development Surplus' is the residual sum that is left once the gross costs (inclusive of developers profit and base input land cost) are deducted from gross revenues. The development surplus is presented on the basis of an amount per sq.m of market floor space, and comprises the maximum amount of CIL that can be supported.
- 6.4 The testing that we have undertaken assumes the payment of S106 monies of £4,000 per dwelling alongside a 30% affordable housing provision (in line with Policy SC5).
- 6.5 For ease of reference and presentation the table cells have been coloured to demonstrate development viability. Where development is not viable the cells are shaded red for ease of reference, and where development is viable the cells are coloured green.
- 6.6 Schemes 1 and 2 comprise the development of 5 and 10 dwellings. We understand from the Council that in line with the Government's Ministerial Statement (dated 28 November 2014) on the 'Support for small scale developers, custom and self-builders' and Policy SC5 of the Local Plan Strategy that they will not be seeking affordable housing provisions or contributions on developments of 10 units or less.

6.7 Generic Residential Testing

6.8 The results tables are presented with reference to each of the five differing value zones, so for each zone in turn we have provided the results tables for our testing at densities of 30 for Greenfield sites, 36 dwellings per hectare on previously developed sites, and also for apartments. The relevant tables relating to each zone are as follows:-

Zone	Ward	Greenfield	Previously Developed Land	Apartments
Very Low	Inner Crewe.	Table 6.2	Table 6.3	Table 6.12
Low	Outer Crewe. Middlewich and Elworth	Table 6.4	Table 6.5	
Medium	Urban Areas of Congleton. Haslington and Shavington	Table 6.6	Table 6.7	
High	Macclesfield. Alsager, Outer Congleton, Handforth, Holmes Chapel, Nantwich and Sandbach (excluding Elworth). Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Holmes Chapel and Wrenbury.	Table 6.8	Table 6.9	
Prime	Knutsford, Poynton and Wilmslow. Alderley Edge, Mobberley and Prestbury.	Table 6.10	Table 6.11	

Table 6.1 – Index of Table Numbers for Information on the Residential Sales Prices Adopted

6.9 Very Low Value Areas

6.10 The testing results outlined below at Tables 6.2 and 6.3 show deficits of between -£181 and -£415 per sq.m on Greenfield sites, and -£239 and -£463 per sq.m on Brownfield sites.

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	-£109,200	-£325	-20.13%
2	10	831	-£204,188	-£181	-8.86%
3	25	2,123	-£708,223	-£415	-22.44%
4	50	4,232	-£1,367,248	-£385	-21.05%
5	75	6,294	-£1,977,748	-£381	-20.74%
6	150	12,732	-£3,703,020	-£354	-19.32%
7	250	21,232	-£6,411,755	-£360	-19.68%
8	500	42,502	-£13,965,711	-£386	-21.10%
9	1000	85,004	-£28,935,971	-£389	-21.26%

Table 6.2 – Very Low Value Area – Greenfield Testing Results

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	-£145,264	-£342	-21.16%
2	10	683	-£304,886	-£239	-14.79%
3	25	1,626	-£879,167	-£533	-27.71%
4	50	3,386	-£1,648,854	-£461	-24.51%
5	75	4,998	-£2,399,122	-£462	-24.33%
6	150	10,145	-£4,488,288	-£418	-22.16%
7	250	16,903	-£7,168,700	-£395	-20.91%
8	500	33,793	-£13,995,593	-£379	-20.10%

Table 6.3 – Very Low Value Area – Brownfield Testing Results

6.11 Low Value Areas

6.12 The testing results outlined below at Tables 6.4 and 6.5 show development surpluses of between £158 and -£59 per sq.m on Greenfield sites, and -£160 and £96 per sq.m on Brownfield sites.

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	£13,950	£133	6.48%
2	10	831	£114,601	£158	9.79%
3	25	2,123	£60,179	-£53	-2.25%
4	50	4,232	£105,268	-£34	-1.47%
5	75	6,294	£208,745	-£32	-1.38%
6	150	12,732	£586,280	-£6	-0.28%
7	250	21,232	£663,774	-£17	-0.72%
8	500	42,502	-£147,191	-£43	-1.86%
9	1000	85,004	-£2,691,463	-£59	-2.54%

Table 6.4 – Low Value Area – Greenfield Testing Results

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	-£18,032	-£12	-0.57%
2	10	683	-£38,422	£96	4.67%
3	25	1,626	-£273,071	-£160	-6.56%
4	50	3,386	-£437,879	-£104	-4.35%
5	75	4,998	-£616,394	-£105	-4.35%
6	150	10,145	-£935,889	-£68	-2.83%
7	250	16,903	-£1,333,372	-£49	-2.07%
8	500	33,793	-£2,649,858	-£45	-1.87%

Table 6.5 – Low Value Area – Brownfield Testing Results

6.13 Medium Value Areas

6.14 The testing results outlined below at Tables 6.6 and 6.7 show development surpluses of between -£6 and £268 per sq.m on Greenfield sites, and -£142 and £146 per sq.m on Brownfield sites.

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	£44,359	£107	4.71%
2	10	831	£189,298	£268	11.84%
3	25	2,123	£222,977	£50	1.93%
4	50	4,232	£397,545	£61	2.39%
5	75	6,294	£642,344	£63	2.45%
6	150	12,732	£1,369,514	£79	3.08%
7	250	21,232	£1,887,297	£68	2.65%
8	500	42,502	£1,883,333	£32	1.25%
9	1000	85,004	-£691,016	-£6	-0.25%

Table 6.6 – Medium Value Area – Greenfield Testing Results

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	-£2,320	£41	1.82%
2	10	683	-£11,165	£146	6.46%
3	25	1,626	-£244,806	-£142	-5.29%
4	50	3,386	-£386,131	-£88	-3.36%
5	75	4,998	-£547,308	-£91	-3.42%
6	150	10,145	-£859,186	-£60	-2.27%
7	250	16,903	-£1,276,413	-£46	-1.75%
8	500	33,793	-£2,893,559	-£52	-1.97%

Table 6.7 – Medium Value Area – Brownfield Testing Results

6.15 High Value Areas

6.16 The testing results outlined below at Tables 6.8 and 6.9 show development surpluses of between £62 and £376 per sq.m on Greenfield sites, and -£171 and £152 per sq.m on Brownfield sites.

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	£72,648	£209	8.63%
2	10	831	£267,214	£376	15.50%
3	25	2,123	£402,332	£160	5.77%
4	50	4,232	£730,640	£166	6.04%
5	75	6,294	£1,138,802	£168	6.08%
6	150	12,732	£2,294,338	£178	6.46%
7	250	21,232	£3,362,472	£163	5.95%
8	500	42,502	£4,491,932	£120	4.36%
9	1000	85,004	£2,872,225	£62	2.26%

Table 6.8 – High Value Area – Greenfield Testing Results

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	-£5,907	£45	1.85%
2	10	683	-£19,942	£152	6.27%
3	25	1,626	-£291,353	-£171	-5.93%
4	50	3,386	-£483,466	-£117	-4.15%
5	75	4,998	-£699,261	-£121	-4.26%
6	150	10,145	-£1,214,357	-£95	-3.36%
7	250	16,903	-£1,924,460	-£84	-2.98%
8	500	33,793	-£4,477,656	-£99	-3.49%

Table 6.9 – High Value Area – Brownfield Testing Results

6.17 Prime Value Areas

6.18 The testing results outlined below at Tables 6.10 and 6.11 show development surpluses of between £213 and £678 per sq.m on Greenfield sites, and £119 and £452 per sq.m on Brownfield sites.

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	£112,147	£484	16.33%
2	10	831	£492,218	£678	22.88%
3	25	2,123	£901,103	£456	13.45%
4	50	4,232	£1,650,221	£405	12.09%
5	75	6,294	£2,438,635	£446	13.22%
6	150	12,732	£4,832,391	£434	12.92%
7	250	21,232	£7,451,975	£409	12.17%
8	500	42,502	£15,870,145	£337	10.04%
9	1000	85,004	£19,901,904	£213	6.33%

Table 6.10 – Prime Value Area – Greenfield Testing Results

Ref	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
1	5	358	£104,229	£343	11.58%
2	10	683	£205,135	£452	15.25%
3	25	1,626	£191,832	£126	3.58%
4	50	3,386	£467,664	£164	4.75%
5	75	4,998	£708,777	£161	4.61%
6	150	10,145	£1,416,644	£164	4.75%
7	250	16,903	£2,264,993	£163	4.73%
8	500	33,793	£2,898,704	£119	3.45%

Table 6.11 – Prime Value Area – Brownfield Testing Results

6.19 Apartment Testing Results

- 6.20 The testing results outlined below at Tables 6.12 provide development surpluses of between -£627 and £151 per sq.m for the development of apartments on Brownfield sites. We have assumed that apartments will only be developed in higher density locations on Brownfield sites that are located within the existing urban form within close proximity to existing transport links and amenities.
- 6.21 The development of apartments is unviable within the very low, low and medium value areas that we have tested at values of up to £2,260 per sq.m (£210 per sq.ft). Whilst the development of larger apartment dwellings remains unviable in higher value locations (at £2,422 per sq.m/£225 per sq.m), the development of smaller apartment accommodation is marginally viable and provides a relatively low development surplus of £13 per sq.m.
- 6.22 Apartment dwellings are viable within Prime areas, and provide development surpluses of between £85 and £151 per sq.m within the testing that we have undertaken.

Value Area	Units	Gross Area Market Housing (sq.m)	Surplus	Surplus (per sq.m)	%GDV
Very Low	15	900	-£391,085	-£435	-28.1%
	50	2,640	-£1,655,062	-£627	-37.97%
Low	15	900	-£120,940	-£134	-6.86%
	50	2,640	-£995,073	-£377	-18.03%
Medium	15	900	-£4,714	-£5	-0.24%
	50	2,640	-£643,099	-£244	-10.54%
High	15	900	£11,867	£13	0.57%
	50	2,640	-£630,862	-£239	-9.65%
Prime	15	900	£136,189	£151	5.34%
	50	2,640	£225,460	£85	2.82%

Table 6.12 – Brownfield Apartment Testing Results

6.23 **Non-Residential Testing Results**

6.24 The different forms of development that we have tested provide different surplus levels. For completeness the results of the testing that we have undertaken are detailed below at Table 6.13.

Use	Floor Area (sq.m)	Surplus	Surplus (per sq.m)	%Cost
Industrial B2/B8	465	-£351,880	-£757	-53.47%
Industrial B2/B8	1,858	-£1,059,890	-£570	-45.51%
Industrial B2/B8	4,645	-£1,169,020	-£252	-25.49%
Industrial B2/B8	9,290	-£2,608,223	-£281	-30.22%
Industrial B2/B8	27,780	-£6,825,376	-£245	-27.42%
Offices	464	-£340,129	-£731	-31.12%
Offices	1,857	-£932,186	-£502	-23.66%
Retail	279	-£234,480	-£840	-34.01%
Retail	929	£65,710	£70	3.66%
Retail	2,787	£795	£0	0.00%
Food & Drink	557	£66,075	£117	4.92%
Hotel	1,672	-£851,948	-£509	-29.38%

Table 6.13 – Non-Residential Testing Results

- 6.25 Industrial development provides deficits for each of the development typologies that we have tested. Surpluses of between -£245 and -£757 per sq.m are provided if we assume that development is provided on a speculative basis. The testing that we have undertaken suggests that the development of smaller units is more unviable relative to the development of larger distribution type units.
- 6.26 Office development within the Borough if developed on a speculative basis is also unviable, and provides deficits of between -£502 and -£731 per sq.m in respect of the different development typologies that we have tested.
- 6.27 The testing results for retail development is more variable, and the results suggest that town centre development is unviable. As set out at Table 5.6 rents at £15 per sq.ft have been adopted, which reflects the typical rental values obtained in a number of high street locations from the sample of transactions that are assessed at Paragraph 4.62. A rental level at the rate we have adopted is above the range of rental levels that have been achieved on a £/sq.m basis that have taken place in Crewe and Sandbach, and within the range of rents observed in high street locations in Macclesfield, Congleton and Nantwich. At these rental levels development is unviable, and provides a deficit of -£840 per sq.m.

- 6.28 The development of retail warehouse accommodation within the Borough is viable, and provides a development surplus of £70 per sq.m. This is based on the rents that have been achieved at Lyme Green and Congleton Retail Park. Higher rental values have been obtained on accommodation at the Grand Junction Retail Park and we suspect at Handforth Dean (having regard to rental levels at the Stanley Green Retail Park). The viability of development would improve as a result of these increased rents at Grand Junction Retail Park and Handforth Dean, although we have not undertaken further testing for two reasons. In the first instance the Grand Junction Retail Park is geographically constrained and cannot be extended. In the second instance, we do not have specific rental information for accommodation at Handforth Dean (despite utilising CoStar and Land Registry resources) and whilst we can speculate as to the performance of this specific retail area based on the rental levels that have been achieved nearby, further evidence is required to undertake further testing if CIL is to be considered on an area specific basis.
- 6.29 The development of larger supermarket/retail warehouse accommodation within the Borough is viable but provides a surplus of £0 per sq.m. This indicates that whilst development is viable based on the testing parameters that we have adopted, this form of development is marginal and cannot support potential additional development costs.
- 6.30 The development of food and drink accommodation is viable and provides a development surplus of £117 per sq.m based on the testing that we have undertaken. Notwithstanding this, the testing that we have undertaken assumes the development of a fast-food type unit. If lower rents are adopted in line with public house accommodation at £194 per sq.m (£18 per sq.ft) then this surplus is eroded and a deficit provided.
- 6.31 From the testing that we have prepared the speculative development of hotel accommodation is unviable, and provides a deficit of £509 per sq.m. The testing results suggest that hotel development cannot support potential additional development costs. It is noted in this instance that we have tested a budget hotel, and it is acknowledged that higher revenues could be achieved for more exclusive hotels within higher value locations. Notwithstanding this, for the purposes of implementing a CIL charge it is very difficult to distinguish between lower and higher value facilities, and on this basis based on the testing that we consider that a CIL charge cannot be implemented.

7.0 PROSPECTS FOR THE INTRODUCTION OF A COMMUNITY INFRASTRUCTURE LEVY

7.1. Purpose of this Section

- 7.2 The section provides further analysis of the results of the study in order to assess the extent to which a Community Infrastructure Levy (CIL) charge could be introduced in Cheshire East without prejudicing future development in the Borough. Based on this analysis we then draw conclusions about the types of use that could support a CIL charge and any variations in viability and hence the likely charge that may arise due to location or the scale of development.
- 7.3 CIL is a charge levied on buildings and extensions to buildings according to their floor area, and is a mechanism where money is raised from development to help a Council pay for schools, leisure centres, aged care accommodation, roads and other facilities to ensure the borough grows sustainably. The introduction of CIL is designed to largely replace the section 106 "tariff" approaches, which have previously been used for this purpose.
- 7.4 Taking the results of our study we make recommendations that the Charging Authority may wish to consider when setting its Preliminary Draft Charging Schedule (PDCS).
- 7.5 When taking the following recommendations into consideration, we would caution that in accordance with the relevant guidance the viability testing undertaken is at a high level based on the generic testing scenarios tested. Each development site will be different and hence true viability can only be established on a site by site basis. It is not possible in the generic testing that has been undertaken to fully reflect all site specific factors, and as a result, a degree of caution is required when interpreting the results.
- 7.6 As detailed above this testing is based on the assumptions specified earlier within this report and does not test the viability of a number of the strategic allocations that are identified within the Local Plan Strategy. This testing will be undertaken at a later date as part of subsequent testing, and is reliant on the collection of additional information from developers. It should be noted that the testing contained within this report comprises initial testing, and if further information is made available to us then this will be considered within subsequent testing if it is considered appropriate to do so.

7.7 Variation by Use and Location

7.8 The evidence of our research and the results of the viability appraisals shows that there are significant differences in the values, costs and hence viability, between residential and non-residential developments.

7.9 Therefore, we recommend that the Council as Charging Authority should consider introducing CIL on the basis of varying its charge by use, as a minimum between the broad categories of residential and non-residential development. The extent to which we recommend this variation could be taken further within these categories is discussed under the relevant headings below.

7.10 Our research also indicated differences in value by location for residential development. As a result of this you may also wish to consider a variable charging schedule with respect to location for residential development.

7.11 Following a review of the results data from the study, we have drawn conclusions about the prospects for the introduction of CIL and the possible charging rates that could be introduced without undermining the delivery of future development within the Borough.

7.12 Having regard to the identified variations in viability between residential and non-residential development, we have provided below separate conclusions for each use type.

7.13 Residential Recommendations

7.14 The results of our assessment show that varying the CIL charge for residential development on a spatial basis might be appropriate in Cheshire East.

7.15 The analysis of sales values in Section 5 shows the existence of spatial variations in residential values in certain parts of the Borough. In summary, values are lowest within inner urban areas of Crewe. The values for new housing development increase in the suburban locations of Crewe, Middlewich and Elworth, and are higher still within the urban areas of Congleton, Haslington and Shavington. Higher value areas of the Borough include Alsager, Outer Congleton, Handforth, Holmes Chapel, Macclesfield, Nantwich and Sandbach (excluding Elworth), whilst prime areas include Knutsford, Wilmslow, Alderley Edge, Prestbury and Poynton. Consequently we have adopted five residential value zones for the purpose of our appraisals, as illustrated by Table 5.4.

- 7.16 The Local Plan Strategy and SHLAA indicate that potential future development in Cheshire East is likely to come forward across all areas of the Borough. More detail is provided at Table 2.1 in respect of the potential locations of development.
- 7.17 From the evidence, there is a justification for introducing a Charging Schedule which varies on a spatial basis, according with the value tiers that have been adopted for our testing.
- 7.18 The Council, as Charging Authority could therefore consider introducing a CIL charge on the basis of varying its residential charge, by spatial zone based on the geographical areas contained within the different value bands that we have adopted.
- 7.19 In addition, the results indicate differences in viability between development on Brownfield sites which are generally within the urban/settlement boundaries, and on Greenfield sites mainly beyond the main settlement boundaries. This is something that also needs to be considered in preparing any charging schedule.
- 7.20 The requirement to provide affordable housing is one of the Local Plan Strategy's policy requirements with the greatest impact on viability. The results demonstrate that it will not be possible to achieve the 30% target in all cases together with CIL.
- 7.21 ***Interpretation of Testing Results***
- 7.22 Tables 6.2 to 6.12 contain the testing results assuming the policy compliant Affordable Housing requirement. The figures within the tables are the maximum CIL rates that could be supported based on the floor area of the market housing only, as affordable housing is exempt from the charge.
- 7.23 The CLG guidance advises that Charging Authorities should not set their CIL tariffs at the margins of viability. Typically Charging Authorities that have already implemented a CIL charge have implemented a buffer; this varies but is typically in a range of 25% and 50% to account for site specific circumstances. In considering an appropriate buffer for Cheshire East we need to be mindful not only of property market changes and site specific characteristics such as abnormal costs but also requirements for aspirational and higher design requirements.
- 7.24 In relation to Very Low Value Areas (Inner Crewe), all of the tested options are unviable. This suggests that development in this location is not sufficiently viable to support a CIL charge. We would recommend a zero charge is introduced for residential development in Crewe.

- 7.25 The results for Low Value Areas (Outer Crewe, Elworth and Middlewich) show that development remains unviable in Brownfield locations. Whilst development is viable in some of the Greenfield sites that we have tested, the results are mixed and with the exception of small scale development is general cannot support additional planning policy obligations. Having regard to these results we therefore recommend a zero charge is introduced for residential development in Low Value Area locations.
- 7.26 In Medium Value Areas (Urban Areas of Congleton, Haslington and Shavington) Brownfield development remains unviable. The results indicate that in the majority of scenarios tested Greenfield development is viable, and we therefore consider that a CIL rate could be supported. The surpluses provided range from -£6 and £268 per sq.m, with lower surpluses obtained on the larger development typologies tested (500 and 1,000 dwellings). Higher development surpluses are provided on the remainder of the schemes considered, with the lowest surplus provided comprising £50 per sq.m. If we adopt a 30% buffer to this lowest surplus, a CIL rate of £35 per sq.m could be supported on Greenfield sites within Medium Value Areas.
- 7.27 Having regard to the above, it is acknowledged that larger sites could not support CIL at the proposed rate. Notwithstanding this, it is acknowledged that limited numbers of larger Greenfield sites will come forward for development within these locations. It is important to note that we will undertake further testing on strategic sites, and as a result we will test the viability of larger strategic sites in more detail at a later date in order to determine whether key sites should be included within the proposed CIL charging zones.
- 7.28 Within High Value locations (Alsager, Outer Congleton, Handforth, Holmes Chapel, Macclesfield, Nantwich and Sandbach (excluding Elworth)) Brownfield sites remain unviable, and as a result we consider that a CIL cannot be charged on Brownfield areas. Notwithstanding this as per Medium Value areas, Greenfield development is viable. For the reasons detailed above, if we discount the surpluses that are provided in respect of the larger development typologies tested (500 and 1,000 dwellings - that provide surpluses of between £62 and £120 per sq.m) higher surpluses of between £160 and £376 per sq.m are provided. Again, if a 30% buffer is adopted we consider that a CIL rate of £112 per sq.m could be supported.
- 7.29 Within Prime Value areas (Alderley Edge, Knutsford, Poynton, Prestbury and Wilmslow) Brownfield development is viable, and provides development surpluses of between £126 and £452 per sq.m (if the development of 500 dwellings is excluded – which provides a surplus of £119 per sq.m – for the reasons identified above) and a buffer of 30% is applied, a CIL rate at £88 per sq.m could be supported.

- 7.30 In Prime Value locations Greenfield development is more viable than Brownfield development, and provides development surpluses of between £213 and £678 per sq.m. The lowest development surpluses provided increases to £337 per sq.m if largest development scenario is excluded (1,000 dwellings). If a 50% buffer is adopted we consider that a CIL charge of £168 per sq.m can be supported. Given the potential scale of the proposed tariff, we consider that a higher buffer is justified.
- 7.31 In the case of apartment developments the results of our testing indicate that the results are generally unviable. The development of apartments is unviable within the Very Low, Low and Medium value areas that we have tested at values of up to £2,260 per sq.m (£210 per sq.ft). Whilst the development of larger apartment dwellings remains unviable in higher value locations (at £2,422 per sq.m/£225 per sq.m), the development of smaller apartment accommodation is marginally viable and provides a relatively low development surplus of £13 per sq.m.
- 7.32 Apartment dwellings are viable within Prime Value areas, and provide development surpluses of between £85 and £151 per sq.m within the testing that we have undertaken. If we adopt a buffer of 30% as a proportion of the lowest surplus provided (£85 per sq.m), we consider that a CIL rate of £60 per sq.m can be supported in Prime Value areas. For completeness details of the workings for assessing the proposed CIL rates are outlined below at Table 9.1.
- 7.33 Assuming residential development based on a policy compliant position of 30% affordable housing Table 9.2 below contains our recommendations as to appropriate PDCS for residential development. In preparing the suggested PDCS, we have had regard to the likely form of development that will be provided within the Local Plan period and in particular the extent of new development that will be provided throughout the Borough (as detailed specifically within the Local Plan Strategy).
- 7.34 In the context of residential development, sales values and development costs vary at a much lower level relative to commercial development. This can be noted by the conformity of the sales values within each specific location as detailed at Table 5.4 of this Report. In these circumstances a 30% buffer is considered to be reasonable.

Value Area	Scheme	Lowest Surplus (Per sq.m)*	Buffer	Potential CIL Rate
Very Low - Inner Crewe	Brownfield		30%	
	Greenfield		30%	
Low - Outer Crewe, Elworth and Middlewich	Brownfield		30%	
	Greenfield		30%	
Medium - Urban Areas of Congleton. Haslington and Shavington	Brownfield		30%	
	Greenfield	£50	30%	£35
High - Alsager, Outer Congleton, Handforth, Holmes Chapel, Nantwich and Sandbach (excluding Elworth). Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Holmes Chapel and Wrenbury.	Brownfield		30%	
	Greenfield	£160	30%	£112
Prime - Knutsford, Poynton and Wilmslow. Alderley Edge, Mobberley and Prestbury.	Brownfield	£126	30%	£88
	Greenfield	£337	50%	£168
	Apartments	£85	30%	£60

Table 7.1 – Calculation of Potential CIL charges from Results

*Excluding developments in excess of 250 dwellings

Value Area	Location	CIL Charge (£/sq.m)
Inner Crewe.	Brownfield	£0
	Greenfield	£0
Outer Crewe. Middlewich and Elworth	Brownfield	£0
	Greenfield	£0
Urban Areas of Congleton. Haslington and Shavington	Brownfield	£0
	Greenfield	£35
Macclesfield. Alsager, Outer Congleton, Handforth, Holmes Chapel, Nantwich and Sandbach (excluding Elworth). Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Holmes Chapel and Wrenbury.	Brownfield	£0
	Greenfield	£112
Knutsford, Poynton and Wilmslow. Alderley Edge, Mobberley and Prestbury.	Brownfield	£88
	Greenfield	£168
	Apartments	£60

Table 7.2 - Recommended CIL Tariffs, Residential Development

7.35 **Non-Residential Recommendations**

- 7.36 Having regard to the results of the appraisals which have been undertaken across all forms of commercial development in Cheshire East, most forms of development within the Borough are not economically viable at the current time on a speculative basis. From the results (contained within Section 6) the only forms of development which are demonstrated to be viable include certain types of retail development in higher value locations.
- 7.37 In reviewing the viability of commercial development, we have had regard to the spatial variations observed within the Borough both in terms of rent and price. The rents and yields adopted within both the industrial and office development appraisals are very much a Cheshire East 'prime' rate, and therefore we have tested a 'best case' scenario whereby development was assumed to be within the higher value locations. We have adopted a buffer rate of 50% for commercial accommodation types, which reflects the increase risks associated with this form of development.
- 7.38 Notwithstanding the above, even the 'prime sites' tested with marginally increased revenues were not financially viable (for either the office developments or industrial units tested). Given that the development of industrial units and office accommodation is unviable on a speculative basis, we would not recommend implementing any form of CIL charge on B1, B2 or B8 uses.
- 7.39 The testing of new retail development considered a range of options from small units constructed within the existing Town Centres, to new mid-size supermarkets and retail warehousing. In Town Centre locations the development of smaller units is unviable in the majority of instances, although it is noted that higher rental levels have been achieved in Wilmslow and Poynton in particular. A maximum specific charge of up to £46 per sq.m could be supported within both of these town centre locations (once rent free allowances and void costs at 18 months are accounted for and an increased profit sum to account for greater risk at 20% of cost). Adopting a buffer at 50% we consider that a CIL charge of up to £23 per sq.m could be supported. Notwithstanding this, high street retail charges are difficult to implement given variations in values across a small area. Rental levels at £258 per sq.m (£24 per sq.ft) are required. Whilst we consider that CIL could be introduced within the majority of town centre locations in Wilmslow and Poynton, secondary retail units may not be viable. As a result of this, and given the difficulties of encapsulating higher value retail locations within these two localities we would provisionally advise against the implementation of a CIL charge for retail accommodation in these two locations, at least until such time as further work has been carried out to assess the local variations in rental levels.

- 7.40 The development of smaller retail warehouse accommodation is viable, and provides a surplus of £70 per sq.m. CIL could therefore be supported at around £35 per sq.m if a 50% buffer is adopted that reflects the additional perceived risks that we associate with non-residential development. The development of larger retail warehouse accommodation and supermarket accommodation is viable, although a surplus of £0 is provided meaning that there is no prospect for the introduction of CIL.
- 7.41 Having regard to the above, it is considered that it would be difficult to introduce a limited CIL charge on smaller retail warehouse accommodation within the Borough, and as a result whilst it is accepted that based on our initial testing a limited CIL tariff of up to £35 per sq.m could be supported on smaller forms of development we would recommend against a CIL charge.
- 7.42 Notwithstanding this as detailed above higher rental levels have been achieved at the Junction Retail Park in Crewe and on the retail park immediately surrounding the Handforth Dean Retail Park. If increased rental levels of £215 per sq.m (£20 per sq.ft) are adopted within these locations (alongside a profit of 20% of cost and 18 month rent free and void allowances), a development surplus of up to £333 per sq.m can be supported for the development of 929 sq.m (10,000 sq.ft) retail warehouse units in these locations. If a 50% buffer is adopted, a CIL rate of £166 per sq.m could be supported for the extension of the above retail parks if smaller units are provided.
- 7.43 Notwithstanding the above, larger retail warehouse units could be provided alongside smaller units. We have therefore tested the viability of a 2,787 sq.m (30,000 sq.ft) unit at increased rents that reflect the rental premiums that are paid at Handforth Dean and at the Junction Retail Park. If rental levels of £172 per sq.m (£16 per sq.ft) are adopted (alongside a profit of 20% of cost and 18 month rent free and void allowances) then a surplus of £132 per sq.m can be supported. If a 50% buffer is adopted, then a CIL charge of up to £66 per sq.m could be implemented. On the basis that larger units may come forward at Handforth Dean or at the Junction Retail Park, it is considered prudent that any potential CIL charge should reflect the development of larger units (which provide lower surpluses). We therefore consider that if the Council are able to identify specific areas where these two retail parks could expand, that a CIL charge of up to £66 per sq.m could be implemented.

7.44 The non-residential testing results at Table 6.13 identify a development surplus of £117 per sq.m in respect of food and drink accommodation. We consider that caution is required when assessing these results, as rental levels for food and drink accommodation are particularly variable. For the purpose of this exercise we have assumed that a fast-food type premises is developed. Notwithstanding this at Paragraph 4.38 it is noted that we accept that the main public house operators pay rents at between £188 and £226 per sq.m (£17.50 and £21 per sq.ft). If rents towards the lower end of this range are adopted, the development surplus that is available for CIL is effectively wiped out. Having regard to these variations, we therefore consider that it would be prudent to adopt a nil tariff in respect of the development of food and drink accommodation within the Borough.

7.45 **Instalments Policy**

7.46 Our results assume that the tariff is payable at the commencement of the development. This is obviously the worst-case scenario for any developer as they would need to fund the CIL payment and associated interest payment from the outset of the development.

7.47 CIL Regulations 69B, 70, 71 and 72 deal with the payment of the tariff. Regulation 69B provides that where an authority wishes to allow payment by instalments they must also have published an instalments policy on their web site. The authority has freedom to decide the number of payments, the amount and the time due. It can revise or withdraw its policy as appropriate.

7.48 With this in mind, the Charging Authority may also wish to consider allowing phased payments of the tariff at certain points in the development process. By introducing an instalments policy, this would help to improve the cash flow position, and hence viability. Any instalments policy is likely to be most relevant to and have the greatest effect on the largest developments undertaken, given the likely length of the development programme, and the implications of this for financing the CIL payment. For example, in the case of the development scenarios we have tested, residential Scheme 9 (1,000 units) in particular would likely benefit from an instalments policy.

7.49 To illustrate the effect that an instalments policy may have, we have prepared further viability assessments for residential scheme the development of 1,000 dwellings on a Greenfield site in a high value location. We have considered the effect of three instalments options as follows and presented the results in Table 7.3, which compares the maximum development surplus (all figures are rounded to the nearest £):-

1. A single payment at the outset (no instalments);
2. 2 equal payments, one at commencement, the second mid-way through the development programme;
3. 3 equal payments, at commencement, mid-point and completion.

Instalments Option	Development Surplus (per sq.m)
1	£62
2	£114
3	£130

Table 7.3 - Impact of an Instalments Policy on Development Surplus (£/sq.m)

7.50 The results demonstrate that based on the larger development schemes, the introduction of an instalments policy does increase the development surplus that is available and hence by implication the level of CIL charge which could be set. However, this would need to be balanced against the increased resource and costs to the charging authority to administer an instalments policy. There are clearly a number of options in terms of the timing of the payments, although instalment policies that are weighted to taking payments later in the development programme will have a greater impact on the level of surplus that could be made available.

7.51 **Conclusions**

7.52 As set out within the Introduction of this Report at Section 1, this Report comprises an initial viability study to inform the Council's decisions in respect of the potential adoption of a Community Charge in the Borough. It is acknowledged that further testing will be required in the future in order to assess the viability of strategic sites (on which the Local Plan Strategy relies), and further testing may be required to pick up any modifications that are imposed by the Examiner throughout the Local Plan Examination Process.

- 7.53 The testing that we have undertaken is provided on an open book basis, and care has been given to set out the different inputs that we have adopted within the testing and the rationale and thought processes that sit behind the decision making that we have adopted. This is designed to enable stakeholders to comment on the appropriateness of these inputs from the outset to facilitate the flow of information between parties. It is also acknowledged that further revised testing may be required depending on the receipt of additional appropriate evidence (whether received from Stakeholders or through our own enquiries).
- 7.54 The testing that we have undertaken reflects the form of development that has previously taken place in the Borough, and the testing inputs that we have adopted are based on the appropriate available evidence that we currently hold. Care has been given to publish as much of our workings as possible to enable stakeholders to critically assess the approach that we have adopted.
- 7.55 In certain instances we have sought to adopt a prudent approach, and this Report does not intend to 'push the limits' in respect of what CIL charges development could support within the Borough. For example, it is noted that within some of the Prime areas potentially higher CIL rates could be adopted as the revenues that we have adopted at £2,960 per sq.m (£275 per sq.ft) is not fully representative of the potential revenues that could be achieved in parts of Alderley Edge, Knutsford, Prestbury and Wilmslow.
- 7.56 In addition to the above, the CIL rates that are proposed are based on the lowest development surplus that is provided. This means that the majority of developments that we have tested can support CIL at a higher rate relative to the proposed CIL charge that we have adopted.
- 7.57 We have also sought to adopt a robust position in respect of the commercial development typologies. Whilst it is acknowledged that the Council could implement a town centre retail charge in Wilmslow and Poynton, it is noted that due to variations in rents and issues in identifying higher value locations that this could prove problematic and as a result we have advised against the implementation of a CIL charge in these areas. This is also the case in respect of retail warehouse development within areas excluding the Handforth Dean and the Junction Retail Parks, where variable levels of rents mean that a potential CIL charge if introduced would be problematic and may prejudice development (unless the charge was geographically confined to the extension of the two aforementioned retail parks).

- 7.58 Similarly, whilst the development of Food and Drink accommodation is viable we have advised against a potential CIL charge on the basis that rental levels vary significantly between uses, and on this basis the introduction of a charge could prejudice the delivery of lower value food and drink uses (such as the development of public house/restaurant accommodation relative to higher value fast food outlets).
- 7.59 On the basis of the evidence that we have considered within this Report, the CIL charges proposed are considered to be robust. Notwithstanding this, as detailed earlier within this Report these recommendations are based on the information that we currently hold, and if further information is made available to us at a later date throughout the consultation process then this evidence will be considered on its own merits. This may lead to further testing, and lead to revised recommendations concerning the levels of CIL that could be charged.

APPENDIX 1

RESIDENTIAL SALES EVIDENCE

Residential New Build Sales Evidence**CW1 - Crews****Countryside - The Carriages, Crews**

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£125,000	08/05/2015	CW1 3ZG	S	Y	F		10	BESSEMER WAY		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140
£125,000	17/04/2015	CW1 3ZG	S	Y	F		12	BESSEMER WAY		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140
£125,000	30/04/2015	CW1 3ZG	S	Y	F		14	BESSEMER WAY		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140
£125,000	21/09/2015	CW1 3ZG	T	Y	F		16	BESSEMER WAY		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140
£112,000	17/12/2015	CW1 3ZG	S	Y	F		17	BESSEMER WAY		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	09/11/2015	CW1 3ZG	S	Y	F		19	BESSEMER WAY		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	30/07/2015	CW1 3ZG	T	Y	F		21	BESSEMER WAY		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	20/07/2015	CW1 3ZG	S	Y	F		24	BESSEMER WAY		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	14/09/2015	CW1 3ZG	S	Y	F		26	BESSEMER WAY		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	26/06/2015	CW1 3ZG	T	Y	F		34	BESSEMER WAY		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	13/08/2015	CW1 3ZG	T	Y	F		8	BESSEMER WAY		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	28/05/2015	CW1 3ZH	S	Y	F		13	BARN CROFT ROAD		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£125,000	08/06/2015	CW1 3ZH	S	Y	F		15	BARN CROFT ROAD		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140
£112,000	27/03/2015	CW1 3ZH	S	Y	F		23	BARN CROFT ROAD		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£112,000	25/06/2015	CW1 3ZH	T	Y	F		3	BARN CROFT ROAD		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140
£112,000	03/07/2015	CW1 3ZJ	T	Y	F		4	BARN CROFT ROAD		CREWE	2B4P 70	2 Storey 2 Bed Semi-Detached.	750	£149
£125,000	22/05/2015	CW1 3ZL	S	Y	F		13	MOSS FIELD PLACE		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140
£125,000	08/05/2015	CW1 3ZL	S	Y	F		15	MOSS FIELD PLACE		CREWE	3B5P 83	2 Storey 3 Bed Semi-Detached.	892	£140

£145**Bloor Homes - Saxon Gate, Crews**

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£234,995	26/06/2015	CW1 4FT	D	Y	F		10	HIGHER CROFT DRIVE		CREWE	Hanbury	2 Storey 4 Bed Detached	1235	£190
£195,000	27/11/2015	CW1 4FT	D	Y	F		12	HIGHER CROFT DRIVE		CREWE	Arden	2 Storey 3 Bed Detached	982	£199
£207,500	18/12/2015	CW1 4FT	D	Y	F		14	HIGHER CROFT DRIVE		CREWE	Bowden	2 Storey 4 Bed Detached	1050	£198
£209,500	27/11/2015	CW1 4FT	D	Y	F		16	HIGHER CROFT DRIVE		CREWE	Bowden	2 Storey 4 Bed Detached	1050	£200
£199,995	30/06/2015	CW1 4FT	D	Y	F		2	HIGHER CROFT DRIVE		CREWE	Bowden	2 Storey 4 Bed Detached	1050	£190
£229,995	30/06/2015	CW1 4FT	D	Y	F		4	HIGHER CROFT DRIVE		CREWE	Dursley	2 Storey 4 Bed Detached	1165	£197
£194,995	24/06/2015	CW1 4FT	D	Y	F		6	HIGHER CROFT DRIVE		CREWE	Arden	2 Storey 3 Bed Detached	982	£199
£194,000	27/03/2015	CW1 4FT	D	Y	F		8	HIGHER CROFT DRIVE		CREWE	Arden	2 Storey 3 Bed Detached	982	£198
£195,000	27/11/2015	CW1 4FW	D	Y	F		1	WADES FIELD PLACE	LEIGHTON	CREWE	Arden	2 Storey 3 Bed Detached	982	£199
£139,995	26/06/2015	CW1 4FW	S	Y	F		10	WADES FIELD PLACE	LEIGHTON	CREWE	2B4P	2 Storey 2 Bed End/Mid Terraced	733	£191
£194,995	30/06/2015	CW1 4FW	D	Y	F		12	WADES FIELD PLACE	LEIGHTON	CREWE	Arden	2 Storey 3 Bed Detached	982	£199
£199,995	26/06/2015	CW1 4FW	D	Y	F		14	WADES FIELD PLACE	LEIGHTON	CREWE	Bowden	2 Storey 4 Bed Detached	1050	£190
£159,995	26/06/2015	CW1 4FW	S	Y	F		16	WADES FIELD PLACE	LEIGHTON	CREWE	3B5P	2 Storey 3 Bed End/Mid Terraced	884	£181
£159,995	26/06/2015	CW1 4FW	S	Y	F		18	WADES FIELD PLACE	LEIGHTON	CREWE	3B5P	2 Storey 3 Bed End/Mid Terraced	884	£181
£199,000	30/04/2015	CW1 4FW	D	Y	F		2	WADES FIELD PLACE	LEIGHTON	CREWE	4B6P	2 Storey 4 Bed Detached	886	£225
£234,500	27/08/2015	CW1 4FW	D	Y	F		20	WADES FIELD PLACE	LEIGHTON	CREWE	Hanbury	2 Storey 4 Bed Detached	1235	£190
£208,500	18/12/2015	CW1 4FW	D	Y	F		3	WADES FIELD PLACE	LEIGHTON	CREWE	Bowden	2 Storey 4 Bed Detached	1050	£199
£139,151	29/05/2015	CW1 4FW	T	Y	F		4	WADES FIELD PLACE	LEIGHTON	CREWE	2B4P	2 Storey 2 Bed End/Mid Terraced	733	£190
£234,995	30/10/2015	CW1 4FW	D	Y	F		5	WADES FIELD PLACE	LEIGHTON	CREWE	Fenwick	2 Storey 4 Bed Detached	1235	£190
£139,995	26/06/2015	CW1 4FW	S	Y	F		6	WADES FIELD PLACE	LEIGHTON	CREWE	2B4P	2 Storey 2 Bed End/Mid Terraced	733	£191
£262,500	30/09/2015	CW1 4FW	D	Y	F		7	WADES FIELD PLACE	LEIGHTON	CREWE	Shenstone	2 Storey 4 Bed Detached	1439	£182
£139,995	22/06/2015	CW1 4FW	T	Y	F		8	WADES FIELD PLACE	LEIGHTON	CREWE	2B4P	2 Storey 2 Bed End/Mid Terraced	733	£191
£229,995	18/12/2015	CW1 4FW	D	Y	F		9	WADES FIELD PLACE	LEIGHTON	CREWE	Somerby	2 Storey 4 Bed Detached	1195	£192
£234,995	16/09/2015	CW1 4FX	D	Y	F		1	BARN FIELD CLOSE	LEIGHTON	CREWE	Fenwick	2 Storey 4 Bed Detached	1235	£190
£229,995	23/10/2015	CW1 4FX	D	Y	F		2	BARN FIELD CLOSE	LEIGHTON	CREWE	Dursley	2 Storey 4 Bed Detached	1165	£197
£229,995	23/10/2015	CW1 4FX	D	Y	F		3	BARN FIELD CLOSE	LEIGHTON	CREWE	Dursley	2 Storey 4 Bed Detached	1165	£197
£238,500	26/06/2015	CW1 4FX	D	Y	F		4	BARN FIELD CLOSE	LEIGHTON	CREWE	Fenwick	2 Storey 4 Bed Detached	1235	£193
£249,995	18/12/2015	CW1 4GX	D	Y	F		2	HOUSE YARD CLOSE	LEIGHTON	CREWE	4B 450	2.5 Storey 4 Bed Detached	1454	£172
£202,995	30/09/2015	CW1 4GX	D	Y	F		3	HOUSE YARD CLOSE	LEIGHTON	CREWE	Tattershall	2 Storey 4 Bed Detached	1068	£190
£252,995	24/03/2016	CW1 4GX	D	Y	F		4	HOUSE YARD CLOSE	LEIGHTON	CREWE	Tattershall	2 Storey 4 Bed Detached	1068	£237
£249,995	11/12/2015	CW1 4GX	D	Y	F		5	HOUSE YARD CLOSE	LEIGHTON	CREWE	Bredon	2 Storey 4 Bed Detached	1160	£216
£254,995	31/03/2016	CW1 4GX	D	Y	F		6	HOUSE YARD CLOSE	LEIGHTON	CREWE	Tattershall	2 Storey 4 Bed Detached	1068	£239
£254,995	17/12/2015	CW1 4GX	D	Y	F		7	HOUSE YARD CLOSE	LEIGHTON	CREWE	Tattershall	2 Storey 4 Bed Detached	1068	£239
£315,000	08/04/2016	CW1 4GX	D	Y	F		8	HOUSE YARD CLOSE	LEIGHTON	CREWE	SB 550	2.5 Storey 5 Bed Detached	1860	£169
£258,995	22/01/2016	CW1 4GY	D	Y	F		10	GREAT TITHES PLACE	LEIGHTON	CREWE	Tattershall	2 Storey 4 Bed Detached	1068	£243
£184,995	29/01/2016	CW1 4GY	S	Y	F		6	GREAT TITHES PLACE	LEIGHTON	CREWE	Dunham	2 Storey 4 Bed Mid/End Terraced	1011	£183
£249,995	08/03/2016	CW1 4GZ	D	Y	F		2	PICKING DRIVE	LEIGHTON	CREWE	Tattershall	2 Storey 4 Bed Detached	1068	£234
£184,995	26/02/2016	CW1 4GZ	S	Y	F		4	PICKING DRIVE	LEIGHTON	CREWE	Dunham	2 Storey 4 Bed Mid/End Terraced	1011	£183
£162,995	26/02/2016	CW1 4GZ	S	Y	F		8	PICKING DRIVE	LEIGHTON	CREWE	Dunham	2 Storey 4 Bed Mid/End Terraced	1011	£183

£198**Elan Homes - Vicarage Road, Crews**

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£249,995	17/07/2015	CW1 5UB	D	Y	F		2	EDWARD PHIPPS WAY	HASLINGTON	CREWE	Alston T2	2 Storey 4 Bed Detached	1125	£222.22
£250,000	29/05/2015	CW1 5UB	D	Y	F		4	EDWARD PHIPPS WAY	HASLINGTON	CREWE	Southwold T1	2 Storey 4 Bed Detached	1283	£194.86
£250,000	20/11/2015	CW1 5UB	D	Y	F		6	EDWARD PHIPPS WAY	HASLINGTON	CREWE	Belvoir T1	2 Storey 4 Bed Detached	1214	£205.93
£83,732	26/05/2015	CW1 5UD	S	Y	F		1	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Beeston T1	2 Storey 2 Bed Semi Detached	692	£121.00
£81,675	26/05/2015	CW1 5UD	S	Y	F		10	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Audley	2 Storey 2 Bed Semi Detached	675	£121.00
£90,750	26/05/2015	CW1 5UD	S	Y	F		11	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Howden	2 Storey 2 Bed Semi Detached	750	£121.00
£90,750	26/05/2015	CW1 5UD	S	Y	F		12	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Howden	2 Storey 2 Bed Semi Detached	750	£121.00
£83,732	26/05/2015	CW1 5UD	S	Y	F		2	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Beeston T1	2 Storey 2 Bed Semi Detached	675	£124.05
£249,995	23/07/2015	CW1 5UD	D	Y	F		4	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Alston T1	2 Storey 4 Bed Detached	1125	£222.22
£199,995	15/05/2015	CW1 5UD	D	Y	F		5	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Highgate T1	2 Storey 3 Bed Detached	842	£237.52
£264,995	28/08/2015	CW1 5UD	D	Y	F		6	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Belvoir T1	2 Storey 4 Bed Detached	1214	£218.28
£189,995	31/07/2015	CW1 5UD	D	Y	F		7	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Highgate T1	2 Storey 3 Bed Detached	842	£225.65
£199,995	12/06/2015	CW1 5UD	D	Y	F		8	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Highgate T2	2 Storey 3 Bed Detached	842	£237.52
£81,675	26/05/2015	CW1 5UD	S	Y	F		9	CHARLES BOWDEN PLACE	HASLINGTON	CREWE	Audley	2 Storey 2 Bed Semi Detached	675	£121.00

£221**Taylor Wimpey - Stonely Park**

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	£/per sq.ft
£168,995	15/04/2016	CW1 4GG	S	Y	L		2	CHURCH FIELD CLOSE		CREWE	Milldale	2 Storey 3 Bed Semi Detached	869	£194
£159,995	24/03/2016	CW1 4GJ	S	Y	F		1	STABLE CROFT CLOSE		CREWE	Patterdale	2 Storey 3 Bed Semi Detached	818	£196
£159,995	01/07/2016	CW1 4GJ	S	Y	L		2	STABLE CROFT CLOSE		CREWE	Patterdale	2 Storey 3 Bed Semi Detached	818	£196
£184,995	31/03/2016	CW1 4GP	D	Y	L		1	WILDING DRIVE		CREWE	Easdale	2 Storey 3 Bed Detached	931	£199
£163,995	18/12/2015	CW1 4GQ	S	Y	L		2	WILDING DRIVE		CREWE	Patterdale	2 Storey 3 Bed Semi Detached	818	£200
£237,995	26/08/2016	CW1 4GS	D	Y	F		441	BROAD STREET		CREWE	Downham	2 Storey 4 Bed Detached	1244	£191
£234,995	01/07/2016	CW1 4GS	D	Y	L		445	BROAD STREET		CREWE	Downham	2 Storey 4 Bed Detached	1244	£189
£169,995	13/06/2016	CW1 4GS	S	Y	L		447	BROAD STREET		CREWE	Gosford	2 Storey 3 Bed Semi Detached	866	£196
£169,995	03/06/2016	CW1 4GS	S	Y	L		449	BROAD STREET		CREWE	Gosford	2 Storey 3 Bed Semi Detached	866	£196
£187,995	20/05/2016	CW1 4GS	D	Y	L		451	BROAD STREET		CREWE	Yewdale	2 Storey 3 Bed Detached	931	£202
£156,995	22/04/2016	CW1 4GS	S	Y	F		453	BROAD STREET		CREWE	Dadford	2 Storey 3 Bed Semi Detached	753	£208
£189,995	04/03/2016	CW1 4GS	D	Y	L		457	BROAD STREET		CREWE	Aldenhams	2 Storey 3 Bed Detached	967	£196
£214,995	11/03/2016	CW1 4GS	D	Y	L		459	BROAD STREET		CREWE	Bradenham	2 Storey 4 Bed Detached	1153	£186
£209,995	01/04/2016	CW1 4GS	D	Y	L		461	BROAD STREET		CREWE	Lydford	2 Storey 4 Bed Detached	1099	£191
£229,995	29/01/2016	CW1 4GS	D	Y	F		463	BROAD STREET		CREWE	Downham	2 Storey 4 Bed Detached	1244	£185
£209,995	15/04/2016	CW1 4GS	D	Y	L		465	BROAD STREET		CREWE	Bradenham	2 Storey 4 Bed Detached	1099	£191
£237,995	01/07/2016	CW1 4GT	D	Y	L		440	BROAD STREET		CREWE	Downham	2 Storey 4 Bed Detached	1244	£191
£221,995	01/07/2016	CW1 4GT	D	Y	F		442	BROAD STREET		CREWE	Bradenham	2 Storey 4 Bed Detached	1153	£193
£186,995	11/07/2016	CW1 4GT	D	Y	L		444	BROAD STREET		CREWE	Easdale	2 Storey 3 Bed Detached	931	£201
£209,995	12/05/2016	CW1 4GT	D	Y	L		446	BROAD STREET		CREWE	Lydford	2 Storey 4 Bed Detached	1099	£191
£159,995	12/05/2016	CW1 4GT	S	Y	L		448	BROAD STREET		CREWE	Patterdale	2 Storey 3 Bed Semi Detached	818	£196
£174,895	08/04/2016	CW1 4GT	S	Y	F		450	BROAD STREET		CREWE	Dadford	2 Storey 3 Bed Semi Detached	753	£232
£154,995	10/12/2015	CW1 4GT	S	Y	L		456	BROAD STREET		CREWE	Dadford	2 Storey 3 Bed Semi Detached	753	£206

David Wilson Homes - Meadow View

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	£/per sq.ft
£270,000	15/01/2016	CW1 4FU	D	Y	F		1	RIDDING DRIVE		CREWE	Layton	2 Storey 4 Bed Detached	1591	£170
£279,995	26/02/2016	CW1 4FU	D	Y	F		3	RIDDING DRIVE		CREWE	Holden	2 Storey 4 Bed Detached	1519	£184
£285,495	29/06/2016	CW1 4FU	D	Y	F		5	RIDDING DRIVE		CREWE	Layton	2 Storey 4 Bed Detached	1591	£179
£250,995	30/06/2016	CW1 4FU	D	Y	F		7	RIDDING DRIVE		CREWE	Mitchell	2 Storey 4 Bed Detached	1238	£203
£247,995	26/06/2015	CW1 4FZ	D	Y	F		1	THORNECROFT WAY		CREWE	Hollinwood	2 Storey 4 Bed Detached	1209	£205
£234,995	26/06/2015	CW1 4FZ	D	Y	F		11	THORNECROFT WAY		CREWE	Irvi ng	2 Storey 4 Bed Detached	1151	£204
£284,995	18/12/2015	CW1 4FZ	D	Y	F		12	THORNECROFT WAY		CREWE	Bradbury	2 Storey 4 Bed Detached	1410	£202
£159,995	26/06/2015	CW1 4FZ	S	Y	F		13	THORNECROFT WAY		CREWE	Archford	2 Storey 3 Bed Semi Detached	823	£194
£240,000	18/12/2015	CW1 4FZ	D	Y	F		14	THORNECROFT WAY		CREWE	Hollinwood	2 Storey 4 Bed Detached	1209	£199
£170,000	12/06/2015	CW1 4FZ	S	Y	F		15	THORNECROFT WAY		CREWE	Hadley	2 Storey 3 Bed Semi Detached	1001	£170
£265,995	30/06/2016	CW1 4FZ	D	Y	F		2	THORNECROFT WAY		CREWE	Holden	2 Storey 4 Bed Detached	1519	£175
£249,995	07/09/2016	CW1 4FZ	D	Y	F		20	THORNECROFT WAY		CREWE	Millford	2 Storey 4 Bed Detached	1316	£190
£184,995	30/06/2016	CW1 4FZ	D	Y	F		24	THORNECROFT WAY		CREWE	Bradwell	2 Storey 3 Bed Detached	990	£187
£249,995	28/06/2016	CW1 4FZ	D	Y	F		26	THORNECROFT WAY		CREWE	Millford	2 Storey 4 Bed Detached	1316	£190
£218,095	18/12/2015	CW1 4FZ	D	Y	F		3	THORNECROFT WAY		CREWE	Irvi ng	2 Storey 4 Bed Detached	1151	£189
£224,995	24/06/2016	CW1 4FZ	D	Y	F		4	THORNECROFT WAY		CREWE	Irvi ng	2 Storey 4 Bed Detached	1151	£195
£224,995	19/02/2016	CW1 4FZ	D	Y	F		5	THORNECROFT WAY		CREWE	Irvi ng	2 Storey 4 Bed Detached	1151	£195
£246,996	29/01/2016	CW1 4FZ	D	Y	F		6	THORNECROFT WAY		CREWE	Millford	2 Storey 4 Bed Detached	1316	£188
£279,995	06/05/2016	CW1 4FZ	D	Y	F		7	THORNECROFT WAY		CREWE	Holden	2 Storey 4 Bed Detached	1519	£184
£259,995	29/01/2016	CW1 4FZ	D	Y	F		8	THORNECROFT WAY		CREWE	Millford	2 Storey 4 Bed Detached	1316	£198
£290,000	22/12/2015	CW1 4FZ	D	Y	F		9	THORNECROFT WAY		CREWE	Layton	2 Storey 4 Bed Detached	1591	£182

C2 - Crewe

Redrow - Sweet Field Close, Crewe

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft.
£214,995	17/07/2015	CW2 8EF	T	Y	F		15	SWEET FIELD CLOSE		CREWE	Broadway	2 Storey 3 Bed Terraced	839	£256
£159,995	18/09/2015	CW2 8EF	T	Y	F		18	SWEET FIELD CLOSE		CREWE	Broadway	2 Storey 3 Bed Terraced	839	£191
£254,995	18/12/2015	CW2 8AA	D	Y	F		15	DANE BANK AVENUE		CREWE	Cambridge	2 Storey 4 Bed Detached	1382	£185
£215,000	16/12/2015	CW2 8EF	T	Y	F		16	SWEET FIELD CLOSE		CREWE	Evesham	2 Storey 2 Bed Terraced	699	£308
£214,995	18/09/2015	CW2 8EF	T	Y	F		17	SWEET FIELD CLOSE		CREWE	Evesham3	2 Storey 3 Bed Terraced	805	£265
£185,995	13/11/2015	CW2 8EF	S	Y	F		11	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£193
£183,995	12/06/2015	CW2 8EF	S	Y	F		12	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£191
£179,995	22/12/2015	CW2 8EF	S	Y	F		22	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£187
£179,995	23/12/2015	CW2 8EF	S	Y	F		23	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£187
£179,995	18/12/2015	CW2 8EF	S	Y	F		24	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£187
£179,995	18/12/2015	CW2 8EF	S	Y	F		25	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£187
£174,995	15/05/2015	CW2 8EF	S	Y	F		4	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£182
£174,995	08/05/2015	CW2 8EF	S	Y	F		5	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£182
£181,995	29/05/2015	CW2 8EF	S	Y	F		9	SWEET FIELD CLOSE		CREWE	Letchworth	2 Storey 3 Bed Semi Detached	963	£189
£244,995	25/06/2015	CW2 8EF	D	Y	F		14	SWEET FIELD CLOSE		CREWE	Oxford	2 Storey 4 Bed Detached	1300	£188
£241,995	28/04/2015	CW2 8EF	D	Y	F		2	SWEET FIELD CLOSE		CREWE	Oxford	2 Storey 4 Bed Detached	1300	£186
£244,995	01/06/2015	CW2 8EF	D	Y	F		6	SWEET FIELD CLOSE		CREWE	Oxford	2 Storey 4 Bed Detached	1300	£188
£244,995	22/05/2015	CW2 8EF	D	Y	F		7	SWEET FIELD CLOSE		CREWE	Oxford	2 Storey 4 Bed Detached	1300	£188
£239,995	13/03/2015	CW2 7NW	D	Y	F		24	NORBRECK AVENUE		CREWE	Oxford	2 Storey 4 Bed Detached	1300	£185
£264,995	20/11/2015	CW2 8AA	D	Y	F		11	DANE BANK AVENUE		CREWE	Oxford	2 Storey 4 Bed Detached	1300	£204
£211,995	16/04/2015	CW2 8EF	D	Y	F		1	SWEET FIELD CLOSE		CREWE	Shrewsbury	2 Storey 4 Bed Detached	1134	£190
£214,995	19/06/2015	CW2 8EF	D	Y	F		13	SWEET FIELD CLOSE		CREWE	Shrewsbury	2 Storey 4 Bed Detached	1134	£187
£134,995	18/09/2015	CW2 8EF	D	Y	F		19	SWEET FIELD CLOSE		CREWE	Shrewsbury	2 Storey 4 Bed Detached	1134	£119
£216,995	18/09/2015	CW2 8EF	D	Y	F		30	SWEET FIELD CLOSE		CREWE	Shrewsbury	2 Storey 4 Bed Detached	1134	£191
£214,995	22/05/2015	CW2 8EF	D	Y	F		8	SWEET FIELD CLOSE		CREWE	Shrewsbury	2 Storey 4 Bed Detached	1134	£190
£209,995	27/03/2015	CW2 7NW	D	Y	F		22	NORBRECK AVENUE		CREWE	Shrewsbury	2 Storey 4 Bed Detached	1134	£185
£234,995	24/07/2015	CW2 8AA	D	Y	F		13	DANE BANK AVENUE		CREWE	Shrewsbury	2 Storey 4 Bed Detached	1134	£207
£147,995	25/09/2015	CW2 8EF	D	Y	F		20	SWEET FIELD CLOSE		CREWE	Stratford	2 Storey 4 Bed Detached	1173	£126
£219,995	22/05/2015	CW2 8EF	D	Y	F		3	SWEET FIELD CLOSE		CREWE	Stratford	2 Storey 4 Bed Detached	1173	£188
£220,995	19/06/2015	CW2 7NW	D	Y	F		11	NORBRECK AVENUE		CREWE	Stratford	2 Storey 4 Bed Detached	1173	£188
£220,995	08/05/2015	CW2 7NW	D	Y	F		18	NORBRECK AVENUE		CREWE	Stratford	2 Storey 4 Bed Detached	1173	£188
£220,995	27/03/2015	CW2 7NW	D	Y	F		27	NORBRECK AVENUE		CREWE	Stratford	2 Storey 4 Bed Detached	1173	£188
£224,995	06/11/2015	CW2 8AA	D	Y	F		17	DANE BANK AVENUE		CREWE	Stratford	2 Storey 4 Bed Detached	1172	£192
£159,995	16/10/2015	CW2 8EF	D	Y	F		21	SWEET FIELD CLOSE		CREWE	Warwick	2 Storey 3 Bed Detached	1059	£151
£199,995	12/03/2015	CW2 7NW	S	Y	F		26	NORBRECK AVENUE		CREWE	Warwick	2 Storey 3 Bed Semi Detached	1059	£189
													803	£193

The Rookery - Taylor Wimpey

Price	Date	Postcode	Type	New	Tenure	Flat No.	No	Street	Area	Town	House Type	Description	Size	£/per sq.ft.
£200,895	04/12/2015	CW2 5SU	D	Y	F		11	ENGLISH OAK AVENUE	SHAVINGTON	CREWE	Aldenharn	2 Storey 3 Bedroom Detached	969	£207
£152,995	24/07/2015	CW2 5SS	T	Y	L		2	APPLE DRIVE	SHAVINGTON	CREWE	Dadford	2 Story 3 Bedroom Mews	753	£203
£149,995	24/07/2015	CW2 5SS	T	Y	L		3	APPLE DRIVE	SHAVINGTON	CREWE	Dadford	2 Story 3 Bedroom Mews	753	£199
£151,995	24/07/2015	CW2 5SS	T	Y	L		4	APPLE DRIVE	SHAVINGTON	CREWE	Dadford	2 Story 3 Bedroom Mews	753	£202
£154,995	26/06/2015	CW2 5ST	S	Y	L		4	HAWTHORN CLOSE	SHAVINGTON	CREWE	Dadford	2 Storey 3 Bedroom Semi Detached	753	£206
£154,995	26/06/2015	CW2 5ST	S	Y	L		6	HAWTHORN CLOSE	SHAVINGTON	CREWE	Dadford	2 Storey 3 Bedroom Semi Detached	753	£206
£157,995	22/10/2015	CW2 5SU	S	Y	L		1	ENGLISH OAK AVENUE	SHAVINGTON	CREWE	Dadford	2 Storey 3 Bedroom Semi Detached	753	£210
£166,995	07/08/2015	CW2 5SS	S	Y	L		5	APPLE DRIVE	SHAVINGTON	CREWE	Gosford	2 Storey 3 Bedroom Semi Detached	861	£194
£167,995	24/07/2015	CW2 5SS	S	Y	L		10	HAWTHORN CLOSE	SHAVINGTON	CREWE	Gosford	2 Storey 3 Bedroom Semi Detached	861	£195
£169,995	26/06/2015	CW2 5ST	S	Y	L		2	HAWTHORN CLOSE	SHAVINGTON	CREWE	Gosford	2 Storey 3 Bedroom Semi Detached	861	£197
£167,995	26/06/2015	CW2 5ST	S	Y	L		8	HAWTHORN CLOSE	SHAVINGTON	CREWE	Gosford	2 Storey 3 Bedroom Semi Detached	861	£195
£167,995	26/06/2015	CW2 5SS	S	Y	L		1	APPLE DRIVE	SHAVINGTON	CREWE	Patterdale	2 Storey 3 Bedroom Semi Detached	818	£205
£166,995	07/08/2015	CW2 5SS	S	Y	L		6	APPLE DRIVE	SHAVINGTON	CREWE	Patterdale	2 Storey 3 Bedroom Semi Detached	818	£204
£158,995	21/08/2015	CW2 5ST	S	Y	L		12	HAWTHORN CLOSE	SHAVINGTON	CREWE	Patterdale	2 Storey 3 Bedroom Semi Detached	818	£194
£165,995	21/08/2015	CW2 5ST	S	Y	L		4	HAWTHORN CLOSE	SHAVINGTON	CREWE	Patterdale	2 Storey 3 Bedroom Semi Detached	818	£203
£236,995	11/12/2015	CW2 5SU	D	Y	L		9	ENGLISH OAK AVENUE	SHAVINGTON	CREWE	Whitford	2 Storey 4 Bedroom Detached	1249	£190

WainHomes - Chatsworth Park

[illegible]

Taylor Wimpey - Willowbrook Grange Asking Prices

[illegible]

Bellway - Holmes Chapel

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£325,000	30/01/2015	CW4 8FN	D	Y	L		25	DEE AVENUE	HOLMES CHAPEL	CREWE	Fleming	2 Storey 4 Bed Detached	1466	£222
£319,995	24/04/2015	CW4 8FN	D	Y	L		29	DEE AVENUE	HOLMES CHAPEL	CREWE	Keats	2 Storey 4 Bed Detached	1327	£241
£352,995	04/06/2015	CW4 8FN	D	Y	L		31	DEE AVENUE	HOLMES CHAPEL	CREWE	Fleming	2 Storey 4 Bed Detached	1466	£241
£369,995	16/10/2015	CW4 8FN	D	Y	L		33	DEE AVENUE	HOLMES CHAPEL	CREWE	Priestley	2 Storey 4 Bed Detached	1558	£237
£319,995	22/05/2015	CW4 8FN	D	Y	L		35	DEE AVENUE	HOLMES CHAPEL	CREWE	Keats	2 Storey 4 Bed Detached	1327	£241
£360,000	30/04/2015	CW4 8FN	D	Y	L		37	DEE AVENUE	HOLMES CHAPEL	CREWE	Priestley	2 Storey 4 Bed Detached	1558	£231
£355,995	22/10/2015	CW4 8FN	D	Y	L		39	DEE AVENUE	HOLMES CHAPEL	CREWE	Fleming	2 Storey 4 Bed Detached	1466	£243
£357,995	14/08/2015	CW4 8FN	D	Y	L		41	DEE AVENUE	HOLMES CHAPEL	CREWE	Fleming	2 Storey 4 Bed Detached	1466	£244
£374,995	13/07/2015	CW4 8FN	D	Y	L		43	DEE AVENUE	HOLMES CHAPEL	CREWE	Priestley	2 Storey 4 Bed Detached	1558	£241
£409,995	16/07/2015	CW4 8FN	D	Y	L		45	DEE AVENUE	HOLMES CHAPEL	CREWE	Thomas	2 Storey 5 Bed Detached	1806	£227
£390,000	29/09/2015	CW4 8FN	D	Y	L		47	DEE AVENUE	HOLMES CHAPEL	CREWE	Thomas	2 Storey 5 Bed Detached	1806	£216
£374,995	28/09/2015	CW4 8FN	D	Y	L		49	DEE AVENUE	HOLMES CHAPEL	CREWE	Priestley	2 Storey 4 Bed Detached	1558	£241
£379,995	18/12/2015	CW4 8FN	D	Y	L		51	DEE AVENUE	HOLMES CHAPEL	CREWE	Priestley	2 Storey 4 Bed Detached	1558	£244
£377,995	25/01/2016	CW4 8FN	D	Y	L		55	DEE AVENUE	HOLMES CHAPEL	CREWE	Priestley	2 Storey 4 Bed Detached	1558	£243
£314,995	07/12/2015	CW4 8FN	D	Y	L		57	DEE AVENUE	HOLMES CHAPEL	CREWE	Larch	2 Storey 4 Bed Detached	1293	£244
£294,995	11/12/2015	CW4 8FN	D	Y	L		61	DEE AVENUE	HOLMES CHAPEL	CREWE	Oakwood	2 Storey 4 Bed Detached	1151	£256
£279,995	05/01/2015	CW4 8FP	D	Y	L		14	EDEN GROVE	HOLMES CHAPEL	CREWE	Oakwood	2 Storey 4 Bed Detached	1151	£243
£189,145	27/02/2015	CW4 8FP	S	Y	L		16	EDEN GROVE	HOLMES CHAPEL	CREWE	Rufford	2 Storey 3 Bed Semi Detached	809	£234
£289,995	29/07/2015	CW4 8FP	D	Y	L		18	EDEN GROVE	HOLMES CHAPEL	CREWE	Oakwood	2 Storey 4 Bed Detached	1151	£252
£289,995	30/07/2015	CW4 8FP	D	Y	L		20	EDEN GROVE	HOLMES CHAPEL	CREWE	Oakwood	2 Storey 4 Bed Detached	1151	£252
£189,995	26/06/2015	CW4 8FP	S	Y	L		22	EDEN GROVE	HOLMES CHAPEL	CREWE	Rufford	2 Storey 3 Bed Semi Detached	809	£235
£189,995	26/06/2015	CW4 8FP	S	Y	L		24	EDEN GROVE	HOLMES CHAPEL	CREWE	Rufford	2 Storey 3 Bed Semi Detached	809	£235
£309,995	26/08/2015	CW4 8FR	D	Y	L		1	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Larch	2 Storey 4 Bed Detached	1293	£240
£199,995	30/09/2015	CW4 8FR	S	Y	L		11	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Rufford	2 Storey 3 Bed Semi Detached	809	£247
£192,995	25/06/2015	CW4 8FR	S	Y	L		2	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Pilkington	2 Storey 3 Bed Semi Detached	780	£247
£309,995	10/09/2015	CW4 8FR	D	Y	L		3	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Larch	2 Storey 4 Bed Detached	1293	£240
£249,995	27/08/2015	CW4 8FR	D	Y	L		4	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Lansdown	2 Storey 3 Bed Detached	943	£265
£199,995	23/10/2015	CW4 8FR	S	Y	L		5	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Rufford	2 Storey 3 Bed Semi Detached	809	£247
£249,995	28/08/2015	CW4 8FR	D	Y	L		6	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Lansdown	2 Storey 3 Bed Detached	943	£265
£194,995	16/10/2015	CW4 8FR	S	Y	L		7	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Rufford	2 Storey 3 Bed Semi Detached	809	£241
£199,995	22/10/2015	CW4 8FR	S	Y	L		9	RIBBLE CLOSE	HOLMES CHAPEL	CREWE	Rufford	2 Storey 3 Bed Semi Detached	809	£247
£390,000	26/06/2015	CW4 8FT	S	Y	F		2	SEVERN WAY	HOLMES CHAPEL	CREWE	Keats Alt	2 Storey 4 Bed Detached	1327	£294
£332,500	19/06/2015	CW4 8FT	D	Y	F		4	SEVERN WAY	HOLMES CHAPEL	CREWE	Keats Alt	2 Storey 4 Bed Detached	1327	£251
														£242

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CW10 - Middlewich and Surrounding Areas

Persimmon - Jubilee Pastures

[illegible]

Bellway Homes - Warmingham Lane

[illegible]

Jones Homes - Tewkesbury Close

[illegible]

Stewart Milne Homes - Gloucester Avenue

[illegible]

CW11 - Sandbach and Surrounding Areas

Barratt Homes - Elsworth Gardens

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft.
£239,995	26/06/2015	CW11 3AF	D	Y	L			18 RIMMER GROVE	ELWORTH	SANDBACH	Tavistock	4 Bed Detached.	1132	£212
£225,000	30/06/2015	CW11 3AF	D	Y	L			22 RIMMER GROVE	ELWORTH	SANDBACH	Guisborough 2	4 Bed Detached.	1180	£191
£229,995	14/04/2015	CW11 3AP	D	Y	L			12 PETER FLETCHER CRESCENT		SANDBACH	Farrington	3 Bed corner Semi.	1112	£207
£244,995	12/06/2015	CW11 3AP	D	Y	L			12 PETER FLETCHER CRESCENT		SANDBACH	Tavistock	4 Bed Detached.	1132	£216
£214,196	29/05/2015	CW11 3AP	S	Y	L			14 PETER FLETCHER CRESCENT		SANDBACH	Faversham	3 Bed House, 3 Storey?	1194	£179
£237,995	26/06/2015	CW11 3AP	S	Y	L			16 PETER FLETCHER CRESCENT		SANDBACH	Faversham	3 Bed House, 3 Storey?	1194	£199
£240,000	26/06/2015	CW11 3AP	D	Y	L			18 PETER FLETCHER CRESCENT		SANDBACH	Tavistock	4 Bed Detached.	1132	£212
£234,995	30/06/2015	CW11 3AP	D	Y	L			20 PETER FLETCHER CRESCENT		SANDBACH	Farrington	3 Bed corner Semi.	1112	£211
£249,995	30/10/2015	CW11 3AP	D	Y	L			22 PETER FLETCHER CRESCENT	ELWORTH	SANDBACH	Guisborough 2	4 Bed Detached.	1180	£212
£243,495	18/12/2015	CW11 3AP	D	Y	L			4 PETER FLETCHER CRESCENT	ELWORTH	SANDBACH	Guisborough 2	4 Bed Detached.	1180	£206
£159,995	27/03/2015	CW11 3AP	S	Y	L			6 PETER FLETCHER CRESCENT		SANDBACH	Bampton	3 Bed Mews	736	£217
£159,995	27/03/2015	CW11 3AP	S	Y	L			8 PETER FLETCHER CRESCENT		SANDBACH	Bampton	3 Bed Mews	736	£217
£249,950	25/09/2015	CW11 3AQ	D	Y	L			1 HALLIWELL COURT	ELWORTH	SANDBACH	Guisborough 2	4 Bed Detached.	1180	£212
£193,995	26/03/2015	CW11 3AQ	S	Y	L			19 HALLIWELL COURT	ELWORTH	SANDBACH	Aycliffe	4 Bed Mews.	917	£212
£274,995	16/02/2015	CW11 3AQ	D	Y	L			2 HALLIWELL COURT	ELWORTH	SANDBACH	Lincoln	4 Bed Detached.	1224	£225
£184,995	30/01/2015	CW11 3AQ	T	Y	L			31 HALLIWELL COURT	ELWORTH	SANDBACH	Aycliffe	4 Bed Mews.	917	£202
£176,000	30/03/2015	CW11 3AQ	T	Y	L			32 HALLIWELL COURT	ELWORTH	SANDBACH	Aycliffe	4 Bed Mews.	917	£192
£249,995	16/10/2015	CW11 3AS	D	Y	L			45 PATRONS DRIVE	ELWORTH	SANDBACH	Guisborough 2	4 Bed Detached.	1180	£212
£212,995	27/11/2015	CW11 3AS	S	Y	L			47 PATRONS DRIVE		SANDBACH	Helmsley	4 Bed Semi.	1129	£189
£218,000	19/11/2015	CW11 3AS	S	Y	L			49 PATRONS DRIVE		SANDBACH	Helmsley	4 Bed Semi.	1129	£193
£245,000	30/04/2015	CW11 3JP	D	Y	L			1 FOUNDRY LANE		SANDBACH	Tavistock	4 Bed Detached.	1132	£216
£248,000	14/08/2015	CW11 3JP	D	Y	L			3 FOUNDRY LANE		SANDBACH	Guisborough 2	4 Bed Detached.	1180	£210
£268,995	26/06/2015	CW11 3JP	D	Y	L			5 FOUNDRY LANE		SANDBACH	Lincoln	4 Bed Detached.	1224	£208

DWH - Gilberts Cross

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft.
£142,995	30/04/2015	CW11 3AJ	T	Y	L			12 HARRY MORTIMER WAY	ELWORTH	SANDBACH	SH17	2 Storey 2 Bed Mews.	750	£191
£180,000	01/05/2015	CW11 3AJ	S	Y	L			14 HARRY MORTIMER WAY	ELWORTH	SANDBACH	T307	2.5 Storey 3 Bed Mews.	1076	£167
£175,000	01/05/2015	CW11 3AJ	S	Y	L			16 HARRY MORTIMER WAY		SANDBACH	T307	2.5 Storey 3 Bed Mews.	1076	£167
£275,495	11/12/2015	CW11 3AJ	D	Y	L			3 HARRY MORTIMER WAY	ELWORTH	SANDBACH	H411	2 Storey 4 Bed Detached.	1335	£206
£205,196	22/05/2015	CW11 3AJ	D	Y	L			4 HARRY MORTIMER WAY		SANDBACH	S341	2 Storey 3 Bed Detached.	1001	£205
£144,995	01/05/2015	CW11 3AJ	T	Y	L			6 HARRY MORTIMER WAY	ELWORTH	SANDBACH	SH17	2 Storey 2 Bed Mews.	750	£193
£131,995	29/05/2015	CW11 3AJ	T	Y	L			8 HARRY MORTIMER WAY		SANDBACH	SH17	2 Storey 2 Bed Mews.	750	£174
£329,995	16/09/2015	CW11 3AT	D	Y	L			94 PATRONS DRIVE	ELWORTH	SANDBACH	H436	2 Storey 4 Bed Detached.	1561	£211
£264,995	29/05/2015	CW11 3AR	D	Y	L			10 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	H411	2 Storey 4 Bed Detached.	1335	£198
£270,000	28/08/2015	CW11 3AR	D	Y	L			14 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	H411	2 Storey 4 Bed Detached.	1335	£202
£307,000	11/03/2015	CW11 3AR	D	Y	L			16 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	H469	2 Storey 4 Bed Detached.	1536	£200
£326,995	19/02/2015	CW11 3AR	D	Y	L			18 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	H436	2 Storey 4 Bed Detached.	1561	£209
£379,995	19/06/2015	CW11 3AR	D	Y	L			19 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	Shelbourne	2 Storey 4 Bed Detached.	1797	£211
£378,995	26/06/2015	CW11 3AR	D	Y	L			21 TEDDY GRAY AVENUE		SANDBACH	Shelbourne	2 Storey 4 Bed Detached.	1797	£211
£391,995	29/05/2015	CW11 3AR	D	Y	L			23 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	Shelbourne	2 Storey 4 Bed Detached.	1797	£218
£289,995	22/12/2015	CW11 3AR	D	Y	L			27 TEDDY GRAY AVENUE		SANDBACH	Shelbourne	2 Storey 4 Bed Detached.	1335	£217
£291,495	21/12/2015	CW11 3AR	D	Y	L			29 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	Millford	2 Storey 4 Bed Detached.	1335	£218
£336,995	22/12/2015	CW11 3AR	D	Y	L			31 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	Holden	2 Storey 4 Bed Detached.	1536	£219
£328,000	29/05/2015	CW11 3AR	D	Y	L			6 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	H436	2 Storey 4 Bed Detached.	1561	£210
£269,995	05/03/2015	CW11 3AR	D	Y	L			8 TEDDY GRAY AVENUE	ELWORTH	SANDBACH	H411	2 Storey 4 Bed Detached.	1335	£202

Bellway - Canal Fields

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft.
£228,945	15/10/2015	CW11 3AU	D	Y	L			30 HERON WAY		SANDBACH	Oakwood	2 Storey 4 Bed Detached	1152	£199
£161,995	25/09/2015	CW11 3AU	S	Y	L			32 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£201
£161,995	25/09/2015	CW11 3AU	S	Y	L			34 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£201
£153,895	10/09/2015	CW11 3AU	S	Y	L			36 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£191
£161,995	28/08/2015	CW11 3AU	S	Y	L			38 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£201
£153,895	21/05/2015	CW11 3AU	S	Y	L			40 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£191
£161,995	27/05/2015	CW11 3AU	S	Y	L			42 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£201
£159,995	06/02/2015	CW11 3AU	S	Y	L			48 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£199
£259,995	20/11/2015	CW11 3AU	D	Y	L			6 HERON WAY		SANDBACH	Keats Alt B	2 Storey 4 Bed Detached	1329	£196
£194,995	26/02/2015	CW11 3AU	D	Y	L			62 HERON WAY		SANDBACH	Landsdown	2 Storey 3 Bed Detached	943	£207
£130,145	05/01/2015	CW11 3AU	D	Y	L			72 HERON WAY		SANDBACH	Chatsworth	2 Storey 3 Bed Semi Detached	733	£178
£136,995	22/04/2015	CW11 3AU	S	Y	L			74 HERON WAY		SANDBACH	Chatsworth	2 Storey 3 Bed Semi Detached	733	£187
£139,645	09/01/2015	CW11 3AU	S	Y	L			76 HERON WAY		SANDBACH	Chatsworth	2 Storey 3 Bed Semi Detached	733	£191
£159,995	16/01/2015	CW11 3AU	S	Y	F			78 HERON WAY		SANDBACH	Chatsworth	2 Storey 3 Bed Semi Detached	733	£218
£151,045	19/01/2015	CW11 3AU	S	Y	L			80 HERON WAY		SANDBACH	Powell	2 Storey 3 Bed Semi Detached	782	£193
£238,995	16/03/2015	CW11 3AU	D	Y	L			82 HERON WAY		SANDBACH	Oakwood	2 Storey 4 Bed Detached	1152	£207
£240,000	30/06/2015	CW11 3AU	D	Y	L			84 HERON WAY		SANDBACH	Oakwood	2 Storey 4 Bed Detached	1152	£208
£196,995	16/02/2015	CW11 3AU	D	Y	L			86 HERON WAY		SANDBACH	Landsdown	2 Storey 3 Bed Detached	943	£209
£242,995	28/08/2015	CW11 3AU	D	Y	L			88 HERON WAY		SANDBACH	Oakwood	2 Storey 4 Bed Detached	1152	£211
£238,995	12/03/2015	CW11 3AU	D	Y	L			87 HERON WAY		SANDBACH	Oakwood	2 Storey 4 Bed Detached	1152	£207
£153,895	16/07/2015	CW11 3AU	S	Y	L			89 HERON WAY		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£191
£238,995	27/04/2015	CW11 3AU	D	Y	L			90 HERON WAY		SANDBACH	Oakwood	2 Storey 4 Bed Detached	1152	£207
£159,995	16/07/2015	CW11 3AU	S	Y	L			91 HERON WAY		SANDBACH	Powell	2 Storey 3 Bed Semi Detached	782	£205
£132,045	31/07/2015	CW11 3AU	S	Y	L			94 HERON WAY		SANDBACH	Chatsworth	2 Storey 3 Bed Semi Detached	733	£180
£138,995	16/07/2015	CW11 3AU	S	Y	L			96 HERON WAY		SANDBACH	Chatsworth	2 Storey 3 Bed Semi Detached	733	£190
£130,145	23/07/2015	CW11 3AU	S	Y	L			98 HERON WAY		SANDBACH	Chatsworth	2 Storey 3 Bed Semi Detached	733	£178
£155,995	15/05/2015	CW11 3AX	S	Y	L			14 KINGFISHER CRESCENT		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£194
£155,995	06/02/2015	CW11 3AX	S	Y	L			18 KINGFISHER CRESCENT		SANDBACH	Rufford	2 Storey 3 Bed Semi Detached	806	£194

Bovis Homes - Saxon Lea

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£215,000	25/09/2015	CW11 3AY	S	Y	F			1 TRENTLEA WAY		SANDBACH			958	£224
£229,995	30/10/2015	CW11 3AY	T	Y	F			5 TRENTLEA WAY		SANDBACH			1173	£196
£234,995	27/11/2015	CW11 3AY	T	Y	F			9 TRENTLEA WAY		SANDBACH			1173	£200
£249,995	18/02/2015	CW11 3AZ	T	Y	F			16 TRENTLEA WAY		SANDBACH			1303	£192
£244,995	23/01/2015	CW11 3AZ	T	Y	F			18 TRENTLEA WAY		SANDBACH			1292	£190
£349,995	29/04/2015	CW11 3DD	D	Y	F			12 SHARDLOW ROAD		SANDBACH			1539	£227
£254,995	05/10/2015	CW11 3DE	S	Y	F			1 CALDON CLOSE		SANDBACH			1292	£197
£354,995	27/03/2015	CW11 3DE	D	Y	F			10 CALDON CLOSE		SANDBACH			1539	£231
£254,995	30/06/2015	CW11 3DE	S	Y	F			3 CALDON CLOSE		SANDBACH			1292	£197
£289,995	25/09/2015	CW11 3DF	D	Y	F			10 BARNTON WAY		SANDBACH			1184	£245
£256,995	18/12/2015	CW11 3DF	T	Y	F			12 BARNTON WAY		SANDBACH			1292	£198
£257,995	18/12/2015	CW11 3DF	T	Y	F			16 BARNTON WAY		SANDBACH			1292	£200
£206,495	18/12/2015	CW11 3DF	S	Y	F			18 BARNTON WAY		SANDBACH			840	£246
£219,995	18/12/2015	CW11 3DF	S	Y	F			20 BARNTON WAY		SANDBACH			840	£262
£249,995	19/01/2015	CW11 3DF	T	Y	F			4 BARNTON WAY		SANDBACH			1184	£245
£204,995	30/09/2015	CW11 3DF	S	Y	F			5 BARNTON WAY		SANDBACH			840	£244
£221,995	30/09/2015	CW11 3DR	S	Y	F			2 KIDSGROVE CLOSE		SANDBACH			958	£232
£196,995	25/09/2015	CW11 3DR	S	Y	F			3 KIDSGROVE CLOSE		SANDBACH			840	£235
£415,000	25/09/2015	CW11 3DR	D	Y	F			4 KIDSGROVE CLOSE		SANDBACH			1722	£241
£372,995	30/09/2015	CW11 3DR	D	Y	F			6 KIDSGROVE CLOSE		SANDBACH			1561	£239
£414,995	25/09/2015	CW11 3DR	D	Y	F			8 KIDSGROVE CLOSE		SANDBACH			1722	£241
														£237

Taylor Wimpey - Bramley Wood														
Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
335895	02/06/2016	CW11 1LD	D	Y	F			12 ELGAN CRESCENT		SANDBACH	Eynsham		1334	£252
309995	01/07/2016	CW11 1LD	D	Y	L			18 ELGAN CRESCENT		SANDBACH	Whitford		1172	£265
312995	05/04/2016	CW11 1LD	D	Y	L			2 ELGAN CRESCENT		SANDBACH	Chelford		1378	£231
297995	22/04/2016	CW11 1LD	D	Y	L			4 ELGAN CRESCENT		SANDBACH	Haddenham		1622	£231
372995	24/03/2016	CW11 1LD	D	Y	L			6 ELGAN CRESCENT		SANDBACH	Lavenham		1646	£227
210095	28/04/2016	CW11 1LD	S	Y	L			8 ELGAN CRESCENT		SANDBACH	Cesford		866	£242
210995	20/05/2016	CW11 1TJ	S	Y	L			8 BOWEN CLOSE		SANDBACH	Patterdale		818	£258
														£246

CW12 - Congleton and Surrounding Areas

Morris Homes - Astbury Place

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
338750	27/03/2015	CW12 2FR	D	Y	L	16	PARKSIDE PLACE	2 Storey 4 Bed Detached. Dbl Garage.	CONGLETON	Willington	1462	£232
338750	27/02/2015	CW12 2FR	D	Y	L	15	PARKSIDE PLACE	2 Storey 4 Bed Detached. Dbl Garage.	CONGLETON	Willington	1462	£232
294250	30/06/2015	CW12 2FR	D	Y	L	12	PARKSIDE PLACE	2 Storey 4 Bed Detached. Dbl Garage.	CONGLETON	Moreton	1326	£222
290000	16/01/2015	CW12 2FP	D	Y	L	7	DAVENSHAW DRIVE	2 Storey 4 Bed Detached. Garage.	CONGLETON	Bramhall	1311	£221
274750	31/07/2015	CW12 2FP	D	Y	L	15	DAVENSHAW DRIVE	2 Storey 4 Bed Detached. Garage.	CONGLETON	Malham	1189	£231
269750	30/01/2015	CW12 2FP	D	Y	L	8	DAVENSHAW DRIVE	2 Storey 4 Bed Detached. Garage.	CONGLETON	Malham	1189	£227
269750	29/08/2014	CW12 2FP	D	Y	L	5	DAVENSHAW DRIVE	2 Storey 4 Bed Detached. Garage.	CONGLETON	Malham	1189	£227
249750	27/03/2015	CW12 2FP	D	Y	L	9	DAVENSHAW DRIVE	2 Storey 4 Bed Detached. Garage.	CONGLETON	Berrington	1105	£226
243750	31/07/2015	CW12 2FP	D	Y	L	21	DAVENSHAW DRIVE	2 Storey 4 Bed Detached. Garage.	CONGLETON	Bollington	1074	£227
238750	19/12/2014	CW12 2FR	D	Y	L	7	PARKSIDE PLACE	2 Storey 4 Bed Detached. Garage.	CONGLETON	Appleton	1054	£227
229750	29/08/2014	CW12 2FP	D	Y	L	3	DAVENSHAW DRIVE	2 Storey 3 Bed Detached. Garage.	CONGLETON	Rufford	994	£231
229750	19/12/2014	CW12 2FR	D	Y	L	9	PARKSIDE PLACE	2 Storey 3 Bed Detached. Garage.	CONGLETON	Rufford	994	£231
187750	23/01/2015	CW12 2FR	S	Y	L	2	PARKSIDE PLACE	2 Storey 3 Bed Corner Splay.	CONGLETON	Dalton 2	938	£200
180000	19/12/2014	CW12 2FT	S	Y	L	1	DANESIDE CLOSE	2 Storey 3 Bed Corner Splay.	CONGLETON	Dalton 2	938	£192
187750	12/12/2014	CW12 2FP	S	Y	L	11	DAVENSHAW DRIVE	2 Storey 3 Bed Corner Splay.	CONGLETON	Dalton 2	938	£200
187750	26/09/2014	CW12 2FP	S	Y	L	6	DAVENSHAW DRIVE	2 Storey 3 Bed Corner Splay.	CONGLETON	Dalton 2	938	£200
193750	27/03/2015	CW12 2FR	D	Y	L	10	PARKSIDE PLACE	2 Storey 3 Bed Mews.	CONGLETON	Didsbury	874	£222
193750	27/03/2015	CW12 2FR	D	Y	L	4	PARKSIDE PLACE	2 Storey 3 Bed Mews.	CONGLETON	Didsbury	874	£222
£227												

Pembroke Homes - Vicarage Gardens

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
280000	16/04/2015	CW12 2FW	D	Y	L	6	VICARAGE AVENUE	4 Bed Detached.	CONGLETON	D	1380	£203
280000	28/04/2015	CW12 2FW	D	Y	L	5	VICARAGE AVENUE	4 Bed Detached.	CONGLETON	C	1356	£206
275000	02/04/2015	CW12 2FW	D	Y	L	7	VICARAGE AVENUE	4 Bed Detached.	CONGLETON	C	1356	£203
182500	15/10/2014	CW12 2FW	S	Y	L	1	VICARAGE AVENUE	3 Bed Semi Detached.	CONGLETON	A	960	£190
180000	03/10/2014	CW12 2FW	S	Y	L	8	VICARAGE AVENUE	3 Bed Semi Detached.	CONGLETON	A	960	£188
179950	29/09/2014	CW12 2FW	S	Y	L	2	VICARAGE AVENUE	3 Bed Semi Detached.	CONGLETON	B	960	£187
179950	26/09/2014	CW12 2FW	S	Y	L	4	VICARAGE AVENUE	3 Bed Semi Detached.	CONGLETON	B	960	£187

Bovis Homes - Brook Valley

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
274995	29/05/2014	CW12 2HY	D	Y	F	96	BATH VALE		CONGLETON	Derwent		
214995	27/02/2015	CW12 2HF	T	Y	F	103	BATH VALE		CONGLETON	Chadwick		
214995	27/02/2015	CW12 2HF	T	Y	F	99	BATH VALE		CONGLETON	Chadwick		
209995	15/05/2015	CW12 2HY	T	Y	F	174	BATH VALE		CONGLETON	Padstow	1450	£145
204995	14/04/2014	CW12 2HY	T	Y	F	166	BATH VALE		CONGLETON	Padstow	1450	£141
198995	30/06/2014	CW12 2HY	T	Y	F	164	BATH VALE		CONGLETON	Whittlebury	1444	£138
197495	27/06/2014	CW12 2HY	T	Y	F	170	BATH VALE		CONGLETON	Whittlebury	1444	£137
198995	28/03/2014	CW12 2HY	T	Y	F	162	BATH VALE		CONGLETON	Whittlebury	1444	£138
190995	07/02/2014	CW12 2HY	T	Y	F	144	BATH VALE		CONGLETON	Whittlebury	1444	£132
189995	28/02/2014	CW12 2HY	T	Y	F	132	BATH VALE		CONGLETON	Wheatley	1190	£160
192995	14/02/2014	CW12 2HY	T	Y	F	150	BATH VALE		CONGLETON	Wheatley	1190	£162
212995	27/02/2015	CW12 2HF	T	Y	F	101	BATH VALE		CONGLETON	Sherbourne	1086	£196
206995	19/12/2014	CW12 2HF	T	Y	F	109	BATH VALE		CONGLETON	Sherbourne	1086	£191
202995	19/12/2014	CW12 2HF	T	Y	F	93	BATH VALE		CONGLETON	Sherbourne	1086	£187
165995	27/06/2014	CW12 2HY	T	Y	F	176	BATH VALE		CONGLETON	Beardsley	980	£169
166995	27/06/2014	CW12 2HY	T	Y	F	178	BATH VALE		CONGLETON	Beardsley	980	£170
171995	27/06/2014	CW12 2HY	T	Y	F	180	BATH VALE		CONGLETON	Beardsley	980	£176
172995	20/06/2014	CW12 2HY	T	Y	F	182	BATH VALE		CONGLETON	Beardsley	980	£177
139995	19/12/2014	CW12 2HF	T	Y	F	97	BATH VALE		CONGLETON	Arnold	630	£222
£165												

Humphries Builders - Astbury Lane Ends Development

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
248000	16/01/2015	CW12 3AY	D	Y	F	36C	ASTBURY LANE ENDS	2.5 Storey, 4 Bed.	CONGLETON		1507	£165
235000	03/10/2014	CW12 3AY	D	Y	F	36D	ASTBURY LANE ENDS	2.5 Storey, 4 Bed.	CONGLETON		1507	£156
243000	10/12/2014	CW12 3AY	D	Y	F	36E	ASTBURY LANE ENDS	2.5 Storey, 4 Bed.	CONGLETON		1475	£165
207500	18/03/2015	CW12 3AY	D	Y	F	36F	ASTBURY LANE ENDS	2.5 Storey, 4 Bed.	CONGLETON		1259	£165
227500	23/01/2015	CW12 3AY	D	Y	F	36A	ASTBURY LANE ENDS	2.5 Storey, 4 Bed.	CONGLETON		1259	£181
£166												

Wainhomes - Swans Reach

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
319950	17/06/2014	CW12 3RX	D	Y	F	39	WOLSTANHOLME CLOSE		CONGLETON	Oxford	1493	£214
174950	28/03/2014	CW12 3RX	T	Y	L	33	WOLSTANHOLME CLOSE		CONGLETON	Crompton	910	£192
164950	28/03/2014	CW12 3RX	T	Y	F	19	WOLSTANHOLME CLOSE		CONGLETON	Baird	770	£214
159000	13/06/2014	CW12 3RX	T	Y	F	21	WOLSTANHOLME CLOSE		CONGLETON	Baird	770	£206
309950	21/03/2014	CW12 3RX	D	Y	L	24	WOLSTANHOLME CLOSE		CONGLETON			
£207												

Plant Developments Limited - Land at Tudor Way

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
304900	30/07/2014	CW12 4AS	D	Y	F	31	TUDOR WAY	3 Bed Bungalow.	CONGLETON		1109	£275
279900	31/07/2014	CW12 4AS	D	Y	F	33	TUDOR WAY	3 Bed Bungalow.	CONGLETON		1076	£260
300000	28/03/2014	CW12 4AS	S	Y	F	39	TUDOR WAY	3 Bed Bungalow.	CONGLETON		1055	£284
300000	07/07/2014	CW12 4AS	D	Y	F	40	TUDOR WAY	3 Bed Bungalow.	CONGLETON		1055	£284
300000	25/04/2014	CW12 4AS	D	Y	F	42	TUDOR WAY	3 Bed Bungalow.	CONGLETON		1055	£284
310000	07/04/2014	CW12 4AS	S	Y	F	44	TUDOR WAY	3 Bed Bungalow.	CONGLETON		1055	£294
227500	12/02/2014	CW12 4AS	D	Y	F	34	TUDOR WAY	2 Bed Bungalow	CONGLETON		915	£249
234875	14/02/2014	CW12 4AS	D	Y	F	36	TUDOR WAY	2 Bed Bungalow	CONGLETON		915	£257
240000	18/02/2014	CW12 4AS	D	Y	F	38	TUDOR WAY	2 Bed Bungalow	CONGLETON		915	£262
£272												

Morris Homes - Loachbrook Meadow

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
413995	27/03/2015	CW12 4SQ	D	Y	F	35	FIELD VIEW ROAD	2 Storey 5 Bed Detached. Dbl Garage.	CONGLETON	Arundel	1845	£224
409995	26/09/2014	CW12 4UG	D	Y	F	8	FIELD VIEW ROAD	2 Storey 5 Bed Detached. Dbl Garage.	CONGLETON	Arundel	1845	£222
289995	26/09/2014	CW12 4UG	S	Y	F	2	FIELD VIEW ROAD	2 Storey 4 Bed Detached. Garage.	CONGLETON	Monpellier	1456	£199
339995	26/06/2015	CW12 4SQ	D	Y	F	39	FIELD VIEW ROAD	2 Storey 4 Bed Detached. Garage.	CONGLETON	Canterbury	1343	£253
339995	27/03/2015	CW12 4SQ	D	Y	F	43	FIELD VIEW ROAD	2 Storey 4 Bed Detached. Garage.	CONGLETON	Canterbury	1343	£253
249995	19/12/2014	CW12 4SQ	S	Y	F	25	FIELD VIEW ROAD	2 Storey 4 Bed Semi Detached.	CONGLETON	Salisbury	970	£258
234995	28/11/2014	CW12 4SQ	T	Y	F	1	FIELD VIEW ROAD	2 Storey 3 Bed End Terrace. All. Park.	CONGLETON	Sherringham	950	£247
209000	09/01/2015	CW12 4SQ	T	Y	F	7	FIELD VIEW ROAD	2 Storey 3 Bed Mews. Allocated Park.	CONGLETON	Southwold	901	£232
212995	19/12/2014	CW12 4SQ	S	Y	F	31	FIELD VIEW ROAD	2 Storey 3 Bed Mews. Allocated Park.	CONGLETON	Southwold	901	£236
203495	14/11/2014	CW12 4SQ	T	Y	F	9	FIELD VIEW ROAD	2 Storey 3 Bed Mews. Allocated Park.	CONGLETON	Southwold	901	£226
212995	30/09/2014	CW12 4UG	S	Y	F	10	FIELD VIEW ROAD	2 Storey 3 Bed Mews. Allocated Park.	CONGLETON	Southwold	901	£236
195000	26/06/2015	CW12 4SQ	T	Y	F	11	FIELD VIEW ROAD	2.5 Storey 3 Bed Mews. All.Park.	CONGLETON	Tetbury	765	£255
202995	12/06/2015	CW12 4SQ	T	Y	F	13	FIELD VIEW ROAD	2.5 Storey 3 Bed Mews. All.Park.	CONGLETON	Tetbury	765	£265
259995	30/06/2015	CW12 4UG	D	Y	F	34	FIELD VIEW ROAD		CONGLETON			
249995	30/06/2015	CW12 4UG	S	Y	F	38	FIELD VIEW ROAD		CONGLETON			
214995	30/06/2015	CW12 4UG	S	Y	F	46	FIELD VIEW ROAD		CONGLETON			
147995	26/06/2015	CW12 4UG	D	Y	F	62	FIELD VIEW ROAD		CONGLETON			
27102	22/12/2014		T	Y	F	20	FIELD VIEW ROAD		CONGLETON	B		
23268	22/12/2014		T	Y	F	22	FIELD VIEW ROAD		CONGLETON	A		
27102	22/12/2014		T	Y	F	26	FIELD VIEW ROAD		CONGLETON	A		
23268	22/12/2014	CW12 4UG	T	Y	F	24	FIELD VIEW ROAD		CONGLETON	A		
£239												

Bloor Homes - Kingfisher Park

Price	Date	Postcode	Type	Newbuild	Title	No	Address	Description	Location	Housetype	Area	E/sq.ft
£412,995	27/11/2015	CW12 4AR	D	Y	F	3	JAY CLOSE		SOMERFORD	Chester	1669	£247
£499,995	28/08/2015	CW12 4AR	D	Y	F	5	JAY CLOSE		SOMERFORD	Corbridge	2033	£246
£386,500	09/12/2015	CW12 4AX	D	Y	F	1	WOODPECKER PLACE		SOMERFORD	Rearsby	1510	£256
£430,000	18/12/2015	CW12 4AX	D	Y	F	12	WOODPECKER PLACE		SOMERFORD	Lacey	1646	£261
£465,995	07/10/2015	CW12 4AX	D	Y	F	3	WOODPECKER PLACE		SOMERFORD	Gawsworth	1814	£257

SK10 & SK11 - Macclesfield and Surrounding Areas

Bellway - Leat Way

Highway - Leasing																															
Price	Amount	Start Date	Postcode	Type	Year	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft	Price	Amount	Start Date	Postcode	Type	Year	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
E143,500	07/05/2015	SK10 5DF	S	Y	L			10	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Chatsworth	2 Storey 3 Bed Mews	733	E156	E143,500	07/05/2015	SK10 5DF	S	Y	L			4	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Chatsworth	2 Storey 3 Bed Mews	733	E156
E143,500	07/05/2015	SK10 5DF	S	Y	L			6	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Chatsworth	2 Storey 3 Bed Mews	733	E156	E143,500	07/05/2015	SK10 5DF	S	Y	L			8	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Chatsworth	2 Storey 3 Bed Mews	733	E156
E270,745	23/10/2015	SK10 5DB	T	Y	L			23	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Falkland	3 Storey 3 Bed Semi Detached	1169	E232	E289,995	23/01/2016	SK10 5DF	S	Y	L			22	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Falkland	3 Storey 3 Bed Semi Detached	1169	E246
E289,995	23/01/2016	SK10 5DF	S	Y	L			24	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Falkland	3 Storey 3 Bed Semi Detached	1169	E246	E370,495	17/07/2015	SK10 5DB	D	Y	L			9	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Fleming	2 Storey 4 Bed Detached	1466	E253
E399,995	26/02/2016	SK10 5DF	D	Y	L			48	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Fleming	2 Storey 4 Bed Detached	1466	E273	E299,995	10/07/2015	SK10 5DB	S	Y	L			11	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Fulwood	3 Storey 4 Bed Semi Detached	1280	E234
E299,995	10/07/2015	SK10 5DB	S	Y	L			13	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Fulwood	3 Storey 4 Bed Semi Detached	1280	E227	E290,500	03/07/2015	SK10 5DB	S	Y	L			25	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Fulwood	3 Storey 4 Bed Semi Detached	1280	E219
E280,245	25/09/2015	SK10 5DB	T	Y	L			25	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Fulwood	3 Storey 4 Bed Semi Detached	1280	E219	E388,995	30/10/2015	SK10 5DF	D	Y	L			1	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Huxley	2.5 Storey 4 Bed Detached	1687	E237
E388,995	30/10/2015	SK10 5DF	D	Y	L			28	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Huxley	2.5 Storey 4 Bed Detached	1687	E237	E355,245	30/01/2015	SK10 5DB	D	Y	F			3	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Keats with Bay	2 Storey 4 Bed Detached	1327	E268
E355,245	30/01/2015	SK10 5DB	D	Y	F			3	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Keats with Bay	2 Storey 4 Bed Detached	1327	E268	E364,995	29/04/2016	SK10 5DB	D	Y	L			43	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Keats with Bay	2 Storey 4 Bed Detached	1327	E275
E364,995	29/04/2016	SK10 5DB	D	Y	L			43	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Keats with Bay	2 Storey 4 Bed Detached	1327	E275	E359,995	28/01/2016	SK10 5DB	D	Y	L			40	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Keats with Bay	2 Storey 4 Bed Detached	1327	E271
E359,995	28/01/2016	SK10 5DB	D	Y	L			40	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Keats with Bay	2 Storey 4 Bed Detached	1327	E271	E354,995	29/09/2015	SK10 5DB	D	Y	L			37	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Larch	2 Storey 4 Bed Detached	1293	E275
E354,995	29/09/2015	SK10 5DB	D	Y	L			37	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Larch	2 Storey 4 Bed Detached	1293	E275	E354,995	10/12/2015	SK10 5DB	D	Y	L			39	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Larch	2 Storey 4 Bed Detached	1293	E275
E354,995	10/12/2015	SK10 5DB	D	Y	L			39	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Larch	2 Storey 4 Bed Detached	1293	E275	E347,245	05/02/2016	SK10 5DB	D	Y	L			41	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Larch	2 Storey 4 Bed Detached	1293	E269
E347,245	05/02/2016	SK10 5DB	D	Y	L			41	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Larch	2 Storey 4 Bed Detached	1293	E269	E319,995	28/08/2015	SK10 5DB	D	Y	L			35	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Oakwood	2 Storey 4 Bed Detached	1151	E278
E319,995	28/08/2015	SK10 5DB	D	Y	L			35	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Oakwood	2 Storey 4 Bed Detached	1151	E278	E327,995	27/01/2016	SK10 5DB	D	Y	L			42	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Oakwood	2 Storey 4 Bed Detached	1151	E285
E327,995	27/01/2016	SK10 5DB	D	Y	L			42	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Oakwood	2 Storey 4 Bed Detached	1151	E285	E327,995	19/02/2016	SK10 5DF	D	Y	L			44	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Oakwood	2 Storey 4 Bed Detached	1151	E285
E327,995	19/02/2016	SK10 5DF	D	Y	L			44	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Oakwood	2 Storey 4 Bed Detached	1151	E285	E419,995	23/11/2015	SK10 5DF	D	Y	L			26	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Priestley	2 Storey 4 Bed Detached	1558	E270
E419,995	23/11/2015	SK10 5DF	D	Y	L			26	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Priestley	2 Storey 4 Bed Detached	1558	E270	E424,995	26/02/2016	SK10 5DB	D	Y	L			46	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Priestley	2 Storey 4 Bed Detached	1558	E273
E424,995	26/02/2016	SK10 5DB	D	Y	L			46	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Priestley	2 Storey 4 Bed Detached	1558	E273	E159,900	27/07/2015	SK10 5DB	S	Y	L			19	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E260
E159,900	27/07/2015	SK10 5DB	S	Y	L			19	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E260	E159,900	27/07/2015	SK10 5DB	S	Y	L			21	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158
E159,900	27/07/2015	SK10 5DB	S	Y	L			21	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158	E209,995	17/07/2015	SK10 5DB	T	Y	L			29	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E260
E209,995	17/07/2015	SK10 5DB	T	Y	L			29	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E260	E213,195	23/10/2015	SK10 5DB	S	Y	L			30	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E264
E213,195	23/10/2015	SK10 5DB	S	Y	L			30	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E264	E195,695	07/08/2015	SK10 5DB	T	Y	L			31	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E242
E195,695	07/08/2015	SK10 5DB	T	Y	L			31	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E242	E214,135	26/10/2015	SK10 5DB	S	Y	L			36	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E265
E214,135	26/10/2015	SK10 5DB	S	Y	L			36	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E265	E217,995	11/10/2015	SK10 5DB	S	Y	L			38	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E249
E217,995	11/10/2015	SK10 5DB	S	Y	L			38	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E249	E159,900	27/07/2015	SK10 5DF	S	Y	L			18	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158
E159,900	27/07/2015	SK10 5DF	S	Y	L			18	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158	E159,900	27/07/2015	SK10 5DF	S	Y	L			16	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158
E159,900	27/07/2015	SK10 5DF	S	Y	L			16	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158	E159,900	30/10/2015	SK10 5DF	S	Y	L			32	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158
E159,900	30/10/2015	SK10 5DF	S	Y	L			32	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158	E159,900	30/10/2015	SK10 5DF	S	Y	L			34	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158
E159,900	30/10/2015	SK10 5DF	S	Y	L			34	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Rufford	2 Storey 3 Bed Semi Detached	809	E158	E460,746	12/02/2015	SK10 5DB	D	Y	L			5	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Thomas	2 Storey 4 Bed Detached	1806	E255
E460,746	12/02/2015	SK10 5DB	D	Y	L			5	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Thomas	2 Storey 4 Bed Detached	1806	E255	E479,995	27/05/2015	SK10 5DB	D	Y	L			10	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Thomas	2 Storey 4 Bed Detached	1806	E266
E479,995	27/05/2015	SK10 5DB	D	Y	L			10	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Thomas	2 Storey 4 Bed Detached	1806	E266	E279,995	18/05/2015	SK10 5DB	D	Y	L			15	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Weston	2 Storey 3 Bed Detached	1025	E273
E279,995	18/05/2015	SK10 5DB	D	Y	L			15	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Weston	2 Storey 3 Bed Detached	1025	E273	E287,870	29/06/2015	SK10 5DB	D	Y	L			17	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Weston	2 Storey 3 Bed Detached	1025	E281
E287,870	29/06/2015	SK10 5DB	D	Y	L			17	LEAT PLACE	BOLLINGTON	MACCLESFIELD	Weston	2 Storey 3 Bed Detached	1025	E281											E246					

Redrow - Mulberry Park

Row - History Park																
Price	Draw	History Park	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£307,995	19/02/2016	SK10 2AS	D	Y	F				9	MERLIN CLOSE		MACCLESFIELD	Balmoral	2 Storey 4 Bed Detached	1807	£281
£379,995	06/05/2016	SK10 2AS	D	Y	F				11	MERLIN CLOSE		MACCLESFIELD	Cambridge	2 Storey 4 Bed Detached	1362	£279
£469,995	20/11/2015	SK10 2AS	D	Y	F				3	MERLIN CLOSE		MACCLESFIELD	Henley	2 Storey 4 Bed Detached	1769	£266
£469,995	23/12/2015	SK10 2AS	D	Y	F				6	MERLIN CLOSE		MACCLESFIELD	Henley	2 Storey 4 Bed Detached	1769	£266
£499,995	13/11/2015	SK10 2AS	D	Y	F				5	MERLIN CLOSE		MACCLESFIELD	Marlborough	2 Storey 5 Bed Detached	1901	£263
£504,995	23/12/2015	SK10 2AS	D	Y	F				2	MERLIN CLOSE		MACCLESFIELD	Marlborough	2 Storey 5 Bed Detached	1901	£266
£509,995	20/11/2015	SK10 2AS	D	Y	F				5	MERLIN CLOSE		MACCLESFIELD	Marlborough	2 Storey 5 Bed Detached	1901	£268
£499,995	10/03/2016	SK10 2AT	D	Y	F				3	CANUTE CLOSE		MACCLESFIELD	Marlborough	2 Storey 4 Bed Detached	1901	£263
£514,995	20/05/2016	SK10 2AT	D	Y	F				2	GASKELL PLACE		MACCLESFIELD	Marlborough	2 Storey 4 Bed Detached	1901	£271
£517,995	23/06/2016	SK10 2BT	D	Y	F				1	COTTON CRESCENT		MACCLESFIELD	Marlborough	2 Storey 5 Bed Detached	1901	£272
£521,995	27/09/2016	SK10 2BT	D	Y	F				9	COTTON CRESCENT		MACCLESFIELD	Marlborough	2 Storey 5 Bed Detached	1901	£275
£354,995	11/03/2016	SK10 2AS	D	Y	F				10	MERLIN CLOSE		MACCLESFIELD	Oxford	2 Storey 4 Bed Detached	1300	£273
£359,995	24/03/2016	SK10 2AS	D	Y	F				12	MERLIN CLOSE		MACCLESFIELD	Oxford	2 Storey 4 Bed Detached	1300	£277
£349,995	11/03/2016	SK10 2AT	D	Y	F				4	CANUTE CLOSE		MACCLESFIELD	Oxford	2 Storey 4 Bed Detached	1300	£269
£522,995	23/02/2016	SK10 2AS	D	Y	F				4	MERLIN CLOSE		MACCLESFIELD	Richmond	2 Storey 4 Bed Detached	2030	£268
£537,995	19/02/2016	SK10 2AT	D	Y	F				7	MERLIN CLOSE		MACCLESFIELD	Richmond	2 Storey 4 Bed Detached	2030	£269
£519,995	21/01/2016	SK10 2AT	D	Y	F				2	CANUTE CLOSE		MACCLESFIELD	Richmond	2 Storey 4 Bed Detached	2030	£256
£544,995	22/07/2016	SK10 2BT	D	Y	F				5	COTTON CRESCENT		MACCLESFIELD	Richmond	2 Storey 4 Bed Detached	2030	£268
£669,995	04/08/2016	SK10 2AT	D	Y	F				1	COTTON CRESCENT		MACCLESFIELD	Sandingham	2 Storey 5 Bed Detached	2483	£270
£439,995	15/04/2016	SK10 2AT	D	Y	F				14	MERLIN CLOSE		MACCLESFIELD	Sunningdale	2 Storey 4 Bed Detached	1621	£271
£429,995	10/11/2015	SK10 2AS	D	Y	F				1	CANUTE CLOSE		MACCLESFIELD	Sunningdale	2 Storey 4 Bed Detached	1621	£265
£444,995	23/09/2016	SK10 2AS	D	Y	F				6	GASKELL PLACE		MACCLESFIELD	Sunningdale	2 Storey 4 Bed Detached	1621	£275
£409,995	22/01/2016	SK10 2AS	D	Y	F				8	MERLIN CLOSE		MACCLESFIELD	Welwyn	2 Storey 4 Bed Detached	1533	£267
£419,995	06/05/2016	SK10 2AT	D	Y	F				16	MERLIN CLOSE		MACCLESFIELD	Welwyn	2 Storey 4 Bed Detached	1533	£273
£345,995	11/03/2016	SK10 2AT	D	Y	F				5	CANUTE CLOSE		MACCLESFIELD	Worcester	2 Storey 3 Bed Detached	1245	£278
																£269

Jones Homes - Kingsfield Park

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£360,000	15/01/2016	SK10 2YR	D	Y	L		4	CURTIS CLOSE		MACCLESFIELD	Barbunry		1335	£270
£550,000	29/10/2015	SK10 2Z	D	Y	L		5	LIVESLEY ROAD		MACCLESFIELD	Connaught II		2164	£254
£337,000	17/12/2015	SK10 2Z	D	Y	F		5	CURTIS CLOSE		MACCLESFIELD	Davenham		1227	£275
£330,000	01/02/2016	SK10 2YS	D	Y	L		5	NEW CLOSE		MACCLESFIELD	Davenham		1269	£269
£445,000	23/02/2016	SK10 2YR	D	Y	L		1	CURTIS CLOSE		MACCLESFIELD	Hartford II		1679	£265
£479,000	24/03/2016	SK10 2ZL	D	Y	L		14	LIVESLEY ROAD		MACCLESFIELD	Latchford II		1787	£268
£475,000	29/10/2015	SK10 2ZL	D	Y	L		4	CURTIS CLOSE		MACCLESFIELD	Latchford II		1787	£266
£415,000	15/04/2016	SK10 2YR	D	Y	L		3	CURTIS CLOSE		MACCLESFIELD	Styal		1507	£275
													£269	

ST7 -Alsager

Seddon Homes - Selbourne

[illegible]

Miller Homes - Goss Place

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft
£344,950	07/08/2015	ST7 2LR	D	Y	F		30	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	London	2.5 Storey 5 Bed Detached House	1646	£210
£145,000	20/03/2015	ST7 2LR	S	Y	F		31	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Yare	2 Storey 2 Bed Semi Detached House	657	£221
£300,000	26/06/2015	ST7 2LR	D	Y	F		32	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Stevenson	2 Storey 4 Bed Detached House	1401	£214
£142,500	16/03/2015	ST7 2LR	T	Y	F		33	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Yare	2 Storey 2 Bed Semi Detached House	657	£217
£319,950	04/12/2015	ST7 2LR	D	Y	F		34	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Stevenson	2 Storey 4 Bed Detached House	1401	£228
£139,950	31/07/2015	ST7 2LR	T	Y	F		35	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Yare	2 Storey 2 Bed Semi Detached House	657	£213
£142,500	23/03/2015	ST7 2LR	D	Y	F		36	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Yare	2 Storey 2 Bed Semi Detached House	657	£213
£285,000	19/06/2015	ST7 2LR	D	Y	L		4	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Crompton	2 Storey 4 Bed Detached House	1341	£213
£319,950	18/12/2015	ST7 2LR	D	Y	L		5	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Crompton	2 Storey 4 Bed Detached House	1341	£239
£437,500	09/01/2015	ST7 2LR	D	Y	L		8	GOSS PLACE	ALSAGER	STOKE-ON-TRENT	Shakespeare	2 Storey 5 Bed Detached House	1868	£234
£229,950	24/04/2015	ST7 2LY	S	Y	F		1	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Rolland	2.5 Storey 4 Bed Semi Detached House	1086	£212
£294,995	24/03/2016	ST7 2LY	D	Y	F		10	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Glenmuir	2 Storey 4 Bed Detached House	1226	£241
£369,950	22/12/2015	ST7 2LY	D	Y	F		11	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Jura	2 Storey 5 Bed Detached House	1671	£221
£344,950	18/12/2015	ST7 2LY	D	Y	F		13	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	London	2.5 Storey 5 Bed Detached House	1646	£210
£284,950	18/03/2016	ST7 2LY	D	Y	L		15	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Glenmuir	2 Storey 4 Bed Detached House	1226	£232
£399,950	22/01/2016	ST7 2LY	D	Y	F		2	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Shakespeare	2 Storey 4 Bed Detached House	1226	£261
£324,995	22/01/2016	ST7 2LY	D	Y	F		3	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Stevenson	2 Storey 4 Bed Detached House	1401	£232
£229,950	18/12/2015	ST7 2LY	S	Y	L		5	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Rolland	2.5 Storey 4 Bed Semi Detached House	1086	£212
£339,950	18/03/2016	ST7 2LY	D	Y	F		6	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Shakespeare	2 Storey 5 Bed Detached House	1868	£234
£229,950	26/02/2016	ST7 2LY	S	Y	L		7	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Rolland	2.5 Storey 4 Bed Semi Detached House	1086	£212
£369,950	08/01/2016	ST7 2LY	D	Y	L		9	BURGESS GROVE	ALSAGER	STOKE-ON-TRENT	Jura	2 Storey 5 Bed Detached House	1671	£221

Stuart Milne Homes - The Paddocks

Price	Date	Postcode	Type	New	Tenure	Flat No	No	Street	Area	Town	House Type	Description	Size	E/per sq.ft.
290000	05/05/2016	ST7 2GQ	D	Y	L	12		FRANK WILKINSON WAY	ALSAGER	STOKE-ON-TRENT	Dukeswood		1256	E231
55392	30/03/2016	ST7 2GQ	T	Y	L	13		FRANK WILKINSON WAY	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
292000	29/01/2016	ST7 2GQ	D	Y	L	3		FRANK WILKINSON WAY	ALSAGER	STOKE-ON-TRENT	Denewood		1195	E244
364000	29/01/2016	ST7 2GQ	D	Y	L	5		FRANK WILKINSON WAY	ALSAGER	STOKE-ON-TRENT	Hollandswood		1502	E242
55392	30/03/2016	ST7 2GQ	T	Y	L	7		FRANK WILKINSON WAY	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
55392	30/03/2016	ST7 2GQ	T	Y	L	9		FRANK WILKINSON WAY	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
368000	08/11/2015	ST7 2GQ	D	Y	L	13		WILLIAM HIGGINS CLOSE	ALSAGER	STOKE-ON-TRENT	Hollandswood		1502	E240
254950	27/05/2016	ST7 2GU	D	Y	L	2		WILLIAM HIGGINS CLOSE	ALSAGER	STOKE-ON-TRENT	Castlevale		966	E264
329950	31/03/2016	ST7 2GU	D	Y	L	5		WILLIAM HIGGINS CLOSE	ALSAGER	STOKE-ON-TRENT	Hampfield		1403	E235
334950	27/06/2016	ST7 2GU	D	Y	L	6		WILLIAM HIGGINS CLOSE	ALSAGER	STOKE-ON-TRENT	Hampfield		1403	E239
289950	15/04/2016	ST7 2GU	D	Y	L	7		WILLIAM HIGGINS CLOSE	ALSAGER	STOKE-ON-TRENT	Carlton		1087	E267
290000	29/04/2016	ST7 2GU	D	Y	L	8		WILLIAM HIGGINS CLOSE	ALSAGER	STOKE-ON-TRENT	Dukeswood		1256	E231
114528	15/06/2016	ST7 2GU	T	Y	L	1		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Bathford		882	E130
55392	30/03/2016	ST7 2GW	T	Y	L	10		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
55392	30/03/2016	ST7 2GW	T	Y	L	11		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
1514528	15/06/2016	ST7 2GW	T	Y	L	17		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Bathford		882	E130
55392	30/03/2016	ST7 2GW	T	Y	L	18		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
55392	30/03/2016	ST7 2GW	T	Y	L	19		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
55392	30/03/2016	ST7 2GW	T	Y	L	2		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
114528	15/06/2016	ST7 2GW	T	Y	L	20		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Bathford		882	E130
55392	30/03/2016	ST7 2GW	T	Y	L	3		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
55392	30/03/2016	ST7 2GW	T	Y	L	30		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
55392	30/03/2016	ST7 2GW	T	Y	L	31		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
55392	30/03/2016	ST7 2GW	T	Y	L	32		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73
1514528	15/06/2016	ST7 2GW	T	Y	L	4		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Bathford		882	E130
114528	15/06/2016	ST7 2GW	T	Y	L	5		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Bathford		882	E130
97916	15/06/2016	ST7 2GW	T	Y	L	6		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E130
97916	15/06/2016	ST7 2GW	T	Y	L	7		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E130
114528	15/06/2016	ST7 2GW	T	Y	L	8		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Bathford		882	E130
55392	30/03/2016	ST7 2GW	T	Y	L	9		REGINALD LINDOP DRIVE	ALSAGER	STOKE-ON-TRENT	Aberwood		754	E73

APPENDIX 2

OFFICE LETTING EVIDENCE

Lease Comparables

1



2,048 SF Office Lease Signed Jan 2017 for £12.00/SF (Asking)

Unit 3 - Middlewich Rd - Direct

Middlewich, CW10 9LT - Cheshire East Submarket



Asking Rent:	£12.00/SF	Start Date:	Feb 2017	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	22 Mos	Building Area:	4,840 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£4.47/SF
Amenities:	Air Conditioning, Car Parking, Category 2 Lighting, Central Heating, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Security Sy...								
Leasing Rep:	Fisher German Denton Clark - Rachel Kirk						Landlord:	Standard Life Trustee Compan...	
Tenant Rep:							Tenant SIC:		

Lease Notes: A new tenant has taken Unit 3 comprising 2,048 sq ft (190.27 sq m) of ground and first floor office accommodation. The deal was confirmed by Rachel Kirk at Fisher German.

ID# 127575181

2



3,168 SF Office Lease Signed Nov 2016 for £17.50/SF (Asking)

Bollin House - South Shore Rd - Ground Direct

Wilmslow, SK9 1BJ - Cheshire East Submarket



Asking Rent:	£17.50/SF	Start Date:	Dec 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	10 Mos	Building Area:	20,457 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	
Amenities:	24 Hour Access, Air Conditioning, Car Parking, Category 2 Lighting, Demised WC facilities, Fully Carpeted, Kitchen Facilities, Lift Access, Natural Light...								
Leasing Rep:	Emerson Developments (Holdings) Ltd - Adam Jackson						Landlord:	Emerson Developments (Hold...	
Tenant Rep:							Tenant SIC:		

Lease Notes: An unknown tenant has taken 3,168 sq ft of office accommodation at Riverside Court from Orbit Developments on a confidential lease. Orbit Developments and Emmersons confirmed the deal.

ID# 126872881

3



7,059 SF Office Lease Signed Nov 2016 for £17.50/SF (Asking)

Bollin House - South Shore Rd - 1st Floor Direct

Wilmslow, SK9 1BJ - Cheshire East Submarket




Asking Rent:	£17.50/SF	Start Date:	Jan 2017	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	10 Mos	Building Area:	20,457 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	
Amenities:	24 Hour Access, Air Conditioning, Car Parking, Category 2 Lighting, Demised WC facilities, Fully Carpeted, Kitchen Facilities, Lift Access, Natural Light...								
Leasing Rep:	Emerson Developments (Holdings) Ltd - Adam Jackson						Landlord:	Emerson Developments (Hold...	
Tenant Rep:							Tenant SIC:		

Lease Notes: An unknown tenant has taken 7,059 sq ft of office accommodation at Riverside Court from Orbit Developments on a confidential lease. Orbit Developments and Emmersons confirmed the deal.

ID# 126872901

Lease Comparables

4



7,125 SF Office Lease Signed Nov 2016 for £17.50/SF (Asking)

Kings Court - Water Ln - 2nd Floor Direct

Wilmslow, SK9 5AR - Cheshire East Submarket

★★★★☆

Asking Rent:	£17.50/SF	Start Date:	Jan 2017	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	26 Mos	Building Area:	36,967 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:

Emerson Developments (Holdings) Ltd - Paul McLeman, Adam Jackson

Tenant Rep:

Landlord:

Orbit Developments (Manchest...


Tenant SIC:

Lease Notes:

An unknown tenant has taken 7,125 sq ft of office accommodation at Kings Court from Orbit Developments on a confidential lease. Orbit Developments and Emmersons confirmed the deal.

ID# 126872951

5



4,532 SF Office Lease Signed Nov 2016 for £17.50/SF (Asking)

Kings Court - Water Ln - 2nd Floor Direct

Wilmslow, SK9 5AR - Cheshire East Submarket

★★★★☆

Asking Rent:	£17.50/SF	Start Date:	Dec 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	26 Mos	Building Area:	36,967 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:

Emerson Developments (Holdings) Ltd - Paul McLeman, Adam Jackson

Tenant Rep:

Landlord:

Orbit Developments (Manchest...


Tenant SIC:

Lease Notes:

An unknown tenant has taken 4,532 sq ft of office accommodation at Kings Court from Orbit Developments on a confidential lease. Orbit Developments and Emmersons confirmed the deal.

ID# 126872971

6



1,166 SF Office Lease Signed Nov 2016 for £15.13/SF (Effective)

8a Princess St - Direct, Leased by Mr Jason Osbourne

Knutsford, WA16 6DD - Cheshire East Ret Submarket

★★★☆☆

Asking Rent:	£15.43/SF	Start Date:	Dec 2016	Rent Free:	1 Mo at Start	Deal Type:	New Lease	Property Type:	Retail Class B
Achieved Rent:	£15.43/SF	Term:	5 Years	Breaks:		On Market:	3 Mos	Building Area:	1,749 SF
Effective Rent:	£15.13/SF	Exp. Date:	Dec 2021	Reviews:		Build-Out:		Rates:	£7.39/SF

Amenities:

Category 2 Lighting, Central Heating, Comfort Cooling, Demised WC facilities, Kitchen Facilities, Suspended Ceilings

Leasing Rep:

Meller Braggins Ltd - Nigel Lammas

Tenant Rep:

Landlord:


Tenant SIC:

Lease Notes:

Mr Jack Osbourne has taken 8A Princess St, comprising 1,166 sq ft first and second floor office accommodation, on a five year lease at £18,000 pa. Equating to £15.43 psf. The asking rent had been £18,000 pa. One month rent free was negotiated at the start of the lease. Meller Braggins represented the landlord.
...

ID# 127201301

Lease Comparables

7


4,133 SF Office Lease Signed Nov 2016 for £17.50/SF (Asking)
Kings Court - Water Ln - Ground Direct
Wilmslow, SK9 5AR - Cheshire East Submarket

★★★★★

Asking Rent:	£17.50/SF	Start Date:	Nov 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:	15 Years	Breaks:		On Market:	29 Mos	Building Area:	36,967 SF
Effective Rent:		Exp. Date:	Nov 2031	Reviews:	Oct 2021...	Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:	Emerson Developments (Holdings) Ltd - Paul McLeman, Adam Jackson	Landlord:	Orbit Developments (Manchest...
Tenant Rep:		Tenant SIC:	

Lease Notes: An undisclosed tenant has taken 4,133 sq ft (383.96 sq m) of first floor office accommodation from Orbit Developments (Manchester) Ltd on a 15 year lease at a confidential rent. The quoting rent was £72,330 pa, equating to £17.50 psf (£188.37 psm). The lease is subject to five yearly rent reviews. Emmerson Commercial (Holdings) Ltd are the landlords and did the deal. The deal was confirmed by Paul McLeman at Emmerson Developments (Holdings) Ltd....

ID# 128038511

8


2,260 SF Office Lease Signed Nov 2016 for £12.00/SF (Asking)
Building A Courtyard - Catherine St - 1st Floor Direct
Macclesfield, SK11 6ET - Cheshire East Submarket

★★★★★

Asking Rent:	£12.00/SF	Start Date:	Nov 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	11 Mos	Building Area:	26,457 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Car Parking, Category 2 Lighting, Central Heating, Fully Carpeted, Open-Plan, Partitioned Offices, Suspended Ceilings**

Leasing Rep:	Hallams Property Consultants LLP - Daniel Rodgers	Landlord:	Kildare Partners UK LLP
Tenant Rep:		Tenant SIC:	

Lease Notes: A new tenant has taken 2,260 sq ft (209.96 sq m) of first floor office accommodation on a new lease. The quoting rent was £27,120 pa, equating to £12 psf (£129.17 psm). Hallams Property Consultants LLP acted on behalf of the landlord.

ID# 126894571

9


15,420 SF Office Lease Signed Oct 2016 for £12.95/SF (Asking)
Deanway Tech 1 - Wilmslow Rd - Direct
Wilmslow, SK9 3FB - Cheshire East Submarket

★★★★★

Asking Rent:	£10.00/SF-£12....	Start Date:	Jan 2017	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	38 Mos	Building Area:	15,420 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£5.65/SF

Amenities:

Leasing Rep:	Emerson Developments (Holdings) Ltd - Rhys Owen	Landlord:	Emerson Developments (Hold...
Tenant Rep:		Tenant SIC:	

Lease Notes: A new tenant has taken Deanway Tech 1 comprising 15,420 sq ft (1,432.56 sq m) of ground and first floor office accommodation. Emerson Developments (Holdings) Ltd acted directly. The deal was confirmed by Emerson Developments (Holdings) Ltd.

ID# 126519311

Lease Comparables

10



1,506 SF Office Lease Signed Oct 2016 for £12.62/SF (Asking)

Unit 2 - Beam Heath Way - Direct

Nantwich, CW5 6GD - Cheshire East Submarket



Asking Rent:	£12.62/SF	Start Date:	Oct 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:	3 Years	Breaks:		On Market:	10 Mos	Building Area:	4,861 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£5.65/SF

Amenities: **Car Parking, Fully Carpeted, Integral Lighting, Kitchen Facilities, Open-Plan, Perimeter Trunking, Reception, Suspended Ceilings**

Leasing Rep: **Legat Owen - Andrew Butler, Karen Kilcourse**

Landlord: **Precise Investments Ltd**

Tenant Rep:

Tenant SIC:

Lease Notes: A new tenant has taken Unit 2, comprising 1,506 sq ft (139.91 sq m) of ground and first floor office accommodation. The quoting rent was £19,000 pa, equating to £12.62 psf (£135.80 psm). Legat Owen acted on behalf of the landlord.

ID# 126390951

11



1,220 SF Office Lease Signed Oct 2016 for £10.25/SF (Asking)

Suite 1 Wheelock Heath Business Court - Alsager Rd - Direct, Leased by Millgate House Education Ltd

Sandbach, CW11 4RQ - Cheshire East Submarket



Asking Rent:	£10.25/SF	Start Date:	Oct 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:	5 Years	Breaks:		On Market:	5 Mos	Building Area:	6,985 SF
Effective Rent:		Exp. Date:	Oct 2021	Reviews:		Build-Out:	Full Build-Out	Rates:	£4.18/SF

Amenities: **Car Parking, Central Heating**

Leasing Rep: **Legat Owen - Andrew Butler, Karen Kilcourse**

Landlord:

Tenant Rep:

Tenant SIC:

Lease Notes: Millgate House Education Ltd has taken Unit 1, comprising 1,220 sq ft (113.34 sq m) of ground and first floor office accommodation from Richard Lowe on a five-year lease. The quoting rent was £12,500 pa, equating to £10.25 psf (£110.29 psm). Legat Owen and Rory Mack Associates Ltd marketed the space on behalf of Richard Lowe, who acted directly.

ID# 126728711

12



2,601 SF Office Lease Signed Oct 2016 for £11.53/SF (Asking)

Unit 12-14 macon Court - Herald Dr - Direct, Leased by Absolute Recruitment UK Ltd

Crewe, CW1 6EA - Cheshire East Submarket



Asking Rent:	£11.53/SF	Start Date:	Oct 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	3 Mos	Building Area:	7,770 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Air Conditioning, Car Parking, Category 5 Lighting, Demised WC facilities, Fully Carpeted, Kitchen Facilities, Perimeter Trunking, Suspended Ceilings**

Leasing Rep: **Legat Owen - Andrew Butler**

Landlord: **Right Management Consultants...**

Tenant Rep:

Tenant SIC: **Employment Agencies,Perm**

Lease Notes: Absolute Recruitment UK Ltd has taken Units 12-14, comprising 2,601 sq ft (241.64 sq m) of ground and first floor office accommodation. The quoting rent was £30,000 pa, equating to £11.53 psf (£124.15 psm). Legat Owen acted on behalf of the landlord.

ID# 126415651

Lease Comparables

13



1,389 SF Office Lease Signed Oct 2016 for £18.40/SF (Asking)

74-78 Water Ln - 1st Floor Direct

Wilmslow, SK9 5BB - Cheshire East Submarket



Asking Rent:	£18.40/SF	Start Date:	Oct 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	17 Mos	Building Area:	9,573 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£2.37/SF

Amenities: **Car Parking, Wooden Floors**

Leasing Rep: **Williams Sillitoe Commercial - Simon Gardner**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: A new tenant has taken 1,389 sq ft (129 sq m) of first floor office accommodation. Williams Sillitoe Commercial acted on behalf of the landlord. The deal was confirmed by Williams Sillitoe Commercial.

ID# 126467211

14



4,725 SF Office Lease Signed Sep 2016 for £17.50/SF (Asking)

40 Water Ln - Ground Direct

Wilmslow, SK9 5AP - Cheshire East Ret Submarket



Asking Rent:	£17.50/SF	Start Date:	Sep 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Retail Class B
Achieved Rent:		Term:		Breaks:		On Market:	0 Mos	Building Area:	14,866 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	£5.47/SF

Amenities:

Leasing Rep: **CBRE - Jonathan Cook, Jamie Bottomley**

Tenant Rep:

Landlord: **Orbit Developments (Manchest...**

Tenant SIC:

Lease Notes: A new tenant has taken ground floor office accommodation comprising 4,725 sq ft (438.97 sq m). CBRE and Canning O'Neill acted on behalf of Orbit Developments (Manchester) Ltd. The deal was confirmed by CBRE.

ID# 126478691

15



2,082 SF Office Lease Signed Sep 2016 for £10.00/SF (Asking)

Suite 2 Bailey Business Court - Green St - Direct, Leased by Delta Corporate Risk LLP

Macclesfield, SK10 1JQ - Cheshire East Submarket



Asking Rent:	£10.00/SF	Start Date:	Sep 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	19 Mos	Building Area:	12,210 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£4.56/SF

Amenities: **Car Parking, Category 2 Lighting, Central Heating, Security System**

Leasing Rep: **Hallams Property Consultants LLP - Daniel Rodgers**

Tenant Rep:

Landlord: **Bailey Commercial Properties Ltd**

Tenant SIC:

Lease Notes: Ddelta Corporate Risk LLP has taken Suite 2, comprising 2,314 sq ft (214.98 sq m) of first floor office accommodation on a new lease. The quoting rent was £23,140 pa, equating to £10 psf (£107.64 psm). Hallams Property Consultants LLP added on behalf of the landlord.

ID# 126031011

Lease Comparables

16



1,248 SF Office Lease Signed Sep 2016 for £12.02/SF (Asking)
Suite 11 - Herald Dr - Direct, Leased by Absolute Health and Care Ltd
 Crewe, CW1 6EA - Cheshire East Submarket



Asking Rent:	£12.02/SF	Start Date:	Sep 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:		Building Area:	6,244 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	

Amenities:

Leasing Rep:

Tenant Rep:

Landlord:

Tenant SIC: **Employment Agencies,Perm**

Lease Notes: Absolute Health and Care Ltd has taken Unit 11, comprising 1,248 sq ft (115.94 sq m) of ground and first floor office accommodation on a new lease. The quoting rent was £15,000 pa, equating to £12.02 psf (£129.37 psm). Legat Owen marketed the space on behalf of the landlord, who acted directly.

ID# 126519241

17



1,388 SF Office Lease Signed Sep 2016 for £15.12/SF (Effective)
Nantwich Court - 1-5A Hospital St - 1st Floor Direct, Leased by MyExpensesOnline
 Nantwich, CW5 5RH - Cheshire East Submarket



Asking Rent:	£15.13/SF	Start Date:	Sep 2016	Rent Free:	0 Mos	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£15.12/SF	Term:	1 Year	Breaks:		On Market:	9 Mos	Building Area:	10,836 SF
Effective Rent:	£15.12/SF	Exp. Date:	Aug 2017	Reviews:		Build-Out:	Full Build-Out	Rates:	£4.17/SF

Amenities: **Car Parking, Central Heating, Fully Carpeted, Integral Lighting, Kitchen Facilities, Open-Plan, Partitioned Offices**

Leasing Rep: **Legat Owen - Andrew Butler, Karen Kilcourse**

Tenant Rep:

Landlord: **Lamont Ltd**

Tenant SIC: **Computer Programming Svc**

Lease Notes: MyExpensesOnline has taken 1,388 sq ft (128.95 sq m) of first floor office accommodation from Lamont Ltd on a one year lease at £21,000 pa, equating to £15.13 psf (£162.85 psm). The quoting rent was £21,000 pa, equating to £15.13 psf (£162.85 psm). Legat Owen acted on behalf of the landlord. The deal was confirmed by Legat Owen.

ID# 125753851

18



7,059 SF Office Lease Signed Aug 2016 for £17.50/SF (Asking)
Bollin House - South Shore Rd - 2nd Floor Direct
 Wilmslow, SK9 1BJ - Cheshire East Submarket



Asking Rent:	£17.50/SF	Start Date:	Aug 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	41 Mos	Building Area:	20,457 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **24 Hour Access, Air Conditioning, Car Parking, Category 2 Lighting, Demised WC facilities, Fully Carpeted, Kitchen Facilities, Lift Access, Natural Light...**

Leasing Rep: **Emerson Developments (Holdings) Ltd - Adam Jackson**

Tenant Rep:

Landlord: **Emerson Developments (Hold...**

Tenant SIC:

Lease Notes: A new tenant has taken 7,059 sq ft (65.8 sq m) of second floor office accommodation. The deal was confirmed by Mark Hampson at Orbit Developments (Manchester) Ltd.

ID# 125885371

Lease Comparables

19



1,438 SF Office Lease Signed Aug 2016 for £10.00/SF (Effective)
Unit 9 Solway Court - Electra Way - Direct, Leased by Care Watch
 Crewe, CW1 6LD - Cheshire East Submarket



Asking Rent:	£10.00/SF	Start Date:	Aug 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£10.00/SF	Term:	3 Years...	Breaks:		On Market:	6 Mos	Building Area:	7,516 SF
Effective Rent:	£10.00/SF	Exp. Date:	Feb 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Car Parking, Category 2 Lighting, Fully Carpeted, Kitchen Facilities, Perimeter Trunking, Suspended Ceilings**

Leasing Rep: **Legat Owen - Karen Kilcourse**

Landlord: **Cheshire East Council**

Tenant Rep:

Tenant SIC:

Lease Notes: Care Watch has taken Unit 9, comprising 1,438 sq ft (133.59 sq m) of ground and first floor office accommodation from Alkane Energy on assignment of a lease expiring February 2020. The passing rent was quoted at £14,380 pa, equating to £10 psf (£107.64 psm). The quoting rent was £14,380 pa, equating to £10 psf (£107.64 psm). Legat Owen acted on behalf of Alkane Energy. Stuart Graham is the current landlord of the property.

ID# 126789951

20



1,100 SF Office Lease Signed Aug 2016 for £14.95/SF (Asking)
Barfield House - 26-28 Alderley Rd - 2nd Floor Direct
 Wilmslow, SK9 1JX - Cheshire East Submarket



Asking Rent:	£14.95/SF	Start Date:	Aug 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	87 Mos	Building Area:	9,169 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	£6.82/SF

Amenities:

Leasing Rep: **Williams Sillitoe Commercial - Simon Gardner**

Landlord: **Emerson Developments (Hold...**

Tenant Rep:

Tenant SIC:

Lease Notes: A new tenant has taken 1,100 sq ft (102.19 sq m) of second floor office accommodation. The quoting rent was £16,445 equating to £14.95 psf (£160.93 psm). The deal was confirmed by Williams Sillitoe Commercial.

ID# 125352701

21



1,124 SF Office Lease Signed Aug 2016 for £16.14/SF (Asking)
Park View Business Centre - Combermere - 1st Floor Direct
 Whitchurch, SY13 4AL - Cheshire East Submarket



Asking Rent:	£16.14/SF	Start Date:	Aug 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	35 Mos	Building Area:	8,543 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep: **Legat Owen - Karen Kilcourse, Andrew Butler**

Landlord: **Burn Callander Company Ltd**

Tenant Rep:

Tenant SIC:

Lease Notes: A new tenant has taken Suite 12/15 comprising 1,124 sq ft (104.42 sq m) of first floor office accommodation on a new lease. The quoting rent was £18,144 pa, equating to £16.14 psf (£173.75 psm). Legat Owen acted on behalf of the landlord.

ID# 125422181

Lease Comparables

22



1,790 SF Office Lease Signed Aug 2016 for £14.00/SF (Asking)

Barrington House - Heyes Ln - 2nd Floor Direct

Alderley Edge, SK9 7LA - Cheshire East Submarket



Asking Rent:	£14.00/SF	Start Date:	Aug 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	35 Mos	Building Area:	14,064 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Category 2 Lighting**

Leasing Rep: **Williams Sillitoe Commercial - Charlie Williams**

Tenant Rep:

Landlord: **Orbit Developments (Manchest...**

Tenant SIC:

Lease Notes: A new tenant has taken 1,790 sq ft (322 sq m) of ground floor office accommodation. William Sillitoe Commercial acted on behalf of the landlord. The deal was confirmed by William Sillitoe Commercial.

ID# 125395611

23



1,038 SF Office Lease Signed Aug 2016 for £11.56/SF (Asking)

14 Manchester Rd - Direct

Wilmslow, SK9 1BG - Cheshire East Submarket



Asking Rent:	£11.56/SF	Start Date:	Aug 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	35 Mos	Building Area:	1,844 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£8.41/SF

Amenities:

Leasing Rep:

Tenant Rep:

Landlord: **Westfield Group**

Tenant SIC:

Lease Notes: A new tenant has taken 1,038 sq ft (96.43 sq m) of ground floor and basement office accommodation. Williams Sillitoe Commercial was acting on behalf of the landlord. The quoting rent was £12,000 pa equating to £11.56 psf (£124.44 psm). The deal was confirmed by Williams Sillitoe Commercial.

ID# 125379101

24



1,907 SF Office Lease Signed Aug 2016 for £17.00/SF (Asking)

Norcliffe Farm - Styal Rd - Direct

Wilmslow, SK9 4HZ - Cheshire East Submarket



Asking Rent:	£17.00/SF	Start Date:	Aug 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	13 Mos	Building Area:	1,907 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Car Parking, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan**

Leasing Rep:

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: A new tenant has taken 1,907 sq ft (177 sq m) of ground and first floor office accommodation. Williams Sillitoe Commercial ere marketing the space but an agreement was made directly with the landlord. The deal was confirmed by Williams Sillitoe Commercial.

ID# 125356451

Lease Comparables

25



7,786 SF Office Lease Signed Jul 2016 for £12.75/SF (Effective)

Infinity House - Mallard Way - 2nd Floor Direct

Crewe, CW1 6ZQ - Cheshire East Submarket



Asking Rent:	£12.75/SF	Start Date:	Jul 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£12.75/SF	Term:	973 Days	Breaks:		On Market:	52 Mos	Building Area:	51,244 SF
Effective Rent:	£12.75/SF	Exp. Date:	Feb 2019	Reviews:		Build-Out:	Full Build-Out	Rates:	£6.30/SF

Amenities:

Leasing Rep: **Colliers International - Scott Shufflebottom**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An undisclosed tenant has taken second floor office space comprising 7,786 sq ft (723.34 sq m) on assignment of an existing lease expiring in March 2019. The passing rent was quoted at £99,272 pa, equating to £12.75 psf (£137.24 psm). The quoting rent was £99,272 pa, equating to £12.75 psf (£137.24 psm). Colliers International acted on behalf of the assignor. The deal was confirmed by Colliers International.

ID# 124989111

26



2,850 SF Office Lease Signed Jun 2016 for £12.00/SF (Asking)

Westmere Court - Westmere Dr - 1st Floor Direct

Crewe, CW1 6ZE - Cheshire East Submarket



Asking Rent:	£12.00/SF	Start Date:	Jul 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	34 Mos	Building Area:	5,550 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep: **Legat Owen - Andrew Butler, Karen Kilcourse**

Tenant Rep:

Landlord: **Crestsign Ltd**

Tenant SIC:

Lease Notes: A new tenant has taken Unit 2 comprising 2,850 sq ft (264.77 sq m) of first floor office accommodation. Legat Owen acted on behalf of the vendor. The deal was confirmed by Deborah Potts at Legat Owen.

ID# 125123991

27



1,722 SF Office Lease Signed Jun 2016 for £15.00/SF (Asking)

Edwin Foden Business Centre - Moss Ln - 1st Floor Direct

Sandbach, CW11 3AE - Cheshire East Submarket



Asking Rent:	£15.00/SF	Start Date:	Jul 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	12 Mos	Building Area:	35,312 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **24 Hour Access, Air Conditioning, Car Parking, Central Heating, DDA Compliant, Demised WC facilities, LG3 Lighting, Perimeter Trunking, Reception, ...**

Leasing Rep: **Hurstwood Holdings Ltd - Aimee Ashworth**

Tenant Rep:

Landlord: **Hurstwood Group Ltd**

Tenant SIC:

Lease Notes: A new tenant has taken Suite 22 comprising 1,722 sq ft (160 sq m) of first floor office accommodation from Hurstwood Holdings Ltd on a new lease. The quoting rent was £25,830 pa, equating to £15.00 psf (£161 psm). Hurstwood Holdings Ltd acted on their own behalf. The deal was confirmed by Brad Giblin at Hurstwood Holdings Ltd.

ID# 124857911

Lease Comparables

28



3,470 SF Office Lease Signed Jun 2016 for £17.86/SF (Asking)

Queens Court - Wilmslow Rd - Ground Direct

Alderley Edge, SK9 7QD - Cheshire East Submarket



Asking Rent:	£17.86/SF	Start Date:	Jun 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	111 Mos	Building Area:	19,108 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£7.60/SF

Amenities:

Leasing Rep: **Williams Sillitoe Commercial - Charlie Williams**

Tenant Rep:

Landlord: **Emerson Developments (Hold...**

Tenant SIC:

Lease Notes: A new tenant has taken 3,470 sq ft (322 sq m) of ground floor office accommodation. William Sillitoe Commercial acted on behalf of the landlord. The deal was confirmed by William Sillitoe Commercial.

ID# 125395381

29



3,686 SF Office Lease Signed Jun 2016 for £16.00/SF (Asking)

Windsor House - 6 Windsor Way - Direct

Knutsford, WA16 6JB - Cheshire East Submarket



Asking Rent:	£16.00/SF	Start Date:	Jul 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	45 Mos	Building Area:	3,686 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	£5.17/SF

Amenities: **Category 2 Lighting**

Leasing Rep: **Williams Sillitoe Commercial - Charlie Williams**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: A new tenant has taken 3,686 sq ft (342.44 sq m) of ground, first and second floor office accommodation. Williams Sillitoe Commercial acted on behalf of the landlord. The deal was confirmed by Shirley at Williams Sillitoe Commercial.

ID# 125394191

30



1,385 SF Office Lease Signed May 2016 for £16.68/SF (Effective)

Unit 4 The Beeches - Beech Ln - Direct, Leased by Inter-Est UK Ltd

Wilmslow, SK9 5ER - Cheshire East Submarket



Asking Rent:	£18.05/SF	Start Date:	May 2016	Rent Free:	4 Mos at Start	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£18.05/SF	Term:	5 Years	Breaks:		On Market:	24 Mos	Building Area:	5,000 SF
Effective Rent:	£16.68/SF	Exp. Date:	Apr 2021	Reviews:		Build-Out:	Full Build-Out	Rates:	£7.03/SF

Amenities: **Air Conditioning, Car Parking, Raised Floor**

Leasing Rep: **Williams Sillitoe Commercial - Simon Gardner**

Tenant Rep:

Landlord: **Travel Options**

Tenant SIC: **Business Services, NEC**

Lease Notes: Inter-Est UK Ltd has taken 1,385 sq ft (129 sq m) of ground, first and second floor office accommodation on a five year lease at £25,000 pa, equating to £18.05 psf (£193.80 psm). The quoting rent was £25,000 pa, equating to £18.05 psf (£193.80 psm). The lease is subject to an option to break in year three. Four months' rent free was agreed. Williams Sillitoe Commercial acted on behalf of the. The deal was confirmed by William Sillitoe Commercial.

ID# 125354601

Lease Comparables

31

1,264 SF Office Lease Signed May 2016 for £15.95/SF (Effective)
Unit 5 Moseley Hall Business Centre - Chelford Rd - Direct, Leased by Regal
 Knutsford, WA16 8RB - Cheshire East Submarket



Asking Rent:	£15.95/SF	Start Date:	May 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£15.95/SF	Term:	5 Years	Breaks:	Apr 2019	On Market:	6 Mos	Building Area:	1,265 SF
Effective Rent:	£15.95/SF	Exp. Date:	Apr 2021	Reviews:		Build-Out:	Full Build-Out	Rates:	£7.86/SF
Amenities:	Comfort Cooling, Demised WC facilities, Fully Carpeted, Kitchen Facilities, Open-Plan, Perimeter Trunking, Reception, Security System								
Leasing Rep:	Williams Sillitoe Commercial - Charlie Williams						Landlord:		
Tenant Rep:							Tenant SIC:	Business Services, NEC	

Lease Notes: Regal (Client Services and Logistics) has taken Unit 5 comprising 1,265 sq ft (117.52 sq m) of ground and first floor office accommodation on a five year lease at £20,176 pa, equating to £15.95 psf (£171.68 psm). The quoting rent was £20,176 pa, equating to £15.95 psf (£171.68 psm). Williams Sillitoe Commercial acted on behalf of the landlord. Askew Bunting Solicitors acted on behalf of Regal (Client Services and Logistics). The deal was confirmed by Shirley at Williams Sillitoe Co...

ID# 125143151

32



1,946 SF Office Lease Signed Apr 2016 for £10.28/SF (Achieved)
Dean Court - Woodford Rd - Direct
 Wilmslow, SK9 2LS - Cheshire East Submarket



Asking Rent:	£12.33/SF	Start Date:	May 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£10.28/SF	Term:		Breaks:		On Market:	16 Mos	Building Area:	1,946 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£2.52/SF
Amenities:	Car Parking, Central Heating, Demised WC facilities, Kitchen Facilities								
Leasing Rep:	Greenham Commercial Ltd - Chris Stubbs						Landlord:		
Tenant Rep:							Tenant SIC:		

Lease Notes: A new tenant has taken 1,946 sq ft (180.79 sq m) of ground and first floor office accommodation. Greenham Commercial acted on behalf of the tenant. The deal was confirmed by Chris Stubbs at Greenham Commercial.

ID# 124794121

33



1,277 SF Office Lease Signed Apr 2016 for £15.00/SF (Asking)
Cypress House - 3 Grove Ave - 1st Floor Direct
 Wilmslow, SK9 5EG - Cheshire East Submarket



Asking Rent:	£15.00/SF	Start Date:	May 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	28 Mos	Building Area:	7,168 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£4.75/SF
Amenities:	LG7 Lighting, Raised Floor								
Leasing Rep:	Williams Sillitoe Commercial - Charlie Williams						Landlord:	Quorum Estates Ltd	
Tenant Rep:							Tenant SIC:		

Lease Notes: A new tenant has taken space comprising 1,277 sq ft (119 sq m) of first floor office accommodation from Quorum Estates Ltd on a new lease. The quoting rent was £19,155 pa, equating to £15.00 psf (£161 psm). Canning O'Neill and Williams Sillitoe Commercial acted on behalf of Quorum Estates Ltd. The deal was confirmed by Quorum Estates Ltd.

ID# 124877141

Lease Comparables

34



1,032 SF Office Lease Signed Apr 2016 for £15.00/SF (Asking)
Suite Cypress House - 3 Grove Ave - 3rd Floor Direct, Leased by Atlas One Ltd
 Wilmslow, SK9 5EG - Cheshire East Submarket



Asking Rent:	£15.00/SF	Start Date:	May 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	27 Mos	Building Area:	7,168 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£4.75/SF

Amenities:

Leasing Rep:	Canning O'Neill - James Dickinson	Landlord:	Quorum Estates Ltd
Tenant Rep:		Tenant SIC:	

Lease Notes: Atlas One Ltd has taken space comprising 1,032 sq ft (96 sq m) of third floor office accommodation from Quorum Estates Ltd on a new lease. The quoting rent was £15,480 pa, equating to £15.00 psf (£161 psm). Canning O'Neill and Williams Sillitoe Commercial acted on behalf of Quorum Estates Ltd. The deal was confirmed by Quorum Estates Ltd.

ID# 124877301

35



1,325 SF Office Lease Signed Apr 2016 for £12.55/SF (Asking)
Suite - Mallard Way - Direct, Leased by Beeston Shenton Solicitors
 Crewe, CW1 6ZD - Cheshire East Submarket



Asking Rent:	£12.55/SF	Start Date:	May 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	99 Mos	Building Area:	10,699 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Category 2 Lighting**

Leasing Rep:	Legat Owen - Andrew Butler	Landlord:	Carleton Estates Limited
Tenant Rep:		Tenant SIC:	Attorneys

Lease Notes: A new tenant has taken comprising 1,325 sq ft (123 sq m) of ground and first floor office accommodation. The quoting rent was £16,628 pa, equating to £12.55 psf (135 psm). Legat Owen (Incorporating Lamont) acted on behalf of the landlord. The tenant was unrepresented. The deal was confirmed by Debbie Potts at Legat Owen (Incorporating Lamont).

ID# 123261131

36



4,800 SF Office Lease Signed Feb 2016 for £14.80/SF (Effective)
Suite 10A & 10B Rail House - Gresty Rd - 1st Floor Direct, Leased by Engauged Ltd
 Crewe, CW2 6EA - Cheshire East Submarket



Asking Rent:	£8.00/SF	Start Date:	Mar 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£14.80/SF	Term:	1 Year	Breaks:		On Market:	24 Mos	Building Area:	191,456 SF
Effective Rent:	£14.80/SF	Exp. Date:	Mar 2017	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:	Legat Owen - Andrew Butler, Karen Kilcourse	Landlord:	Kullargroup.com Ltd
Tenant Rep:		Tenant SIC:	Engineering Services

Lease Notes: Engauged Ltd has taken 588 sq ft (55 sq m) of first-floor office accommodation within Suites 10A and 10B from Kullargroup.com Ltd on a one-year lease at £8,700 pa, equating to £14.80 psf (£158.18 psm). The quoting rent was £4,704 pa, equating to £8.00 psf (£85.53 psm). Legato wen (Incorporating Lamont) acted on behalf of Kullargroup.com Ltd. Engauged Ltd was unrepresented. The deal was confirmed by Legat Owen (Incorporating Lamont).

ID# 122185811

Lease Comparables

37



1,702 SF Office Lease Signed Jan 2016 for £10.28/SF (Effective)
2 Cranham Ct - Direct, Leased by London and Northwest Railway
 Crewe, CW1 6HA - Cheshire East Submarket



Asking Rent:	£11.75/SF	Start Date:	Mar 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£10.28/SF	Term:	5 Years	Breaks:		On Market:	18 Mos	Building Area:	5,100 SF
Effective Rent:	£10.28/SF	Exp. Date:	Feb 2021	Reviews:		Build-Out:	Full Build-Out	Rates:	£5.66/SF

Amenities: **Category 2 Lighting, Fully Carpeted, Kitchen Facilities**

Leasing Rep: **Legat Owen - Andrew Butler, Karen Kilcourse**

Tenant Rep:

Landlord: **Provincial Land Ltd**

Tenant SIC: **Railroads, Line-Haul Oper**

Lease Notes: London and North West Railway Company has taken 1,702 sq ft (158.12 sq m) of ground and first floor office accommodation from Provincial Land Ltd on a five year lease at £17,500 pa, equating to £10.28 psf (£110.62 psm). The quoting rent was £19.913 pa, equating to £11.70 psf (£125.94 psm). Legat Owen acted on behalf of London and North West Railway Company. The tenant was unrepresented. The deal was confirmed by Andrew Butler at Legat Owen.

ID# 124710661

38



18,601 SF Office Lease Signed Jan 2016 for £13.66/SF (Achieved)
19-21 King Edward St - Leased by McCann Complete Medical Ltd
 Macclesfield, SK10 1AQ - Cheshire East Submarket



Asking Rent:		Start Date:	Jan 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£13.66/SF	Term:	10 Years	Breaks:		On Market:		Building Area:	18,601 SF
Effective Rent:		Exp. Date:	Jan 2026	Reviews:	Jan 2021	Build-Out:		Rates:	

Amenities:

Leasing Rep:

Tenant Rep:

Landlord: **Kildare Partners UK LLP**

Tenant SIC: **Health & Allied Services**

Lease Notes: McCann Complete Medical Ltd has taken 19-21 King Edward Street comprising 18,601 sq ft (1,728 sq m) of basement to third floor office accommodation on a 10 year lease at £254,000 pa, equating to £13.66 psf (£147 psm). The lease is subject to a rent review in year five. The deal was confirmed by Acuitus investment brochure.

ID# 126592891

39



3,711 SF Office Lease Signed Jan 2016 for £14.45/SF (Effective)
Emperor Court - Emperor Way - 1st Floor Direct, Leased by WEX Europe Services Ltd
 Crewe, CW1 6BD - Cheshire East Submarket



BREEM[®]

Asking Rent:	£14.50/SF	Start Date:	Feb 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£14.45/SF	Term:	5 Years	Breaks:		On Market:	23 Mos	Building Area:	21,710 SF
Effective Rent:	£14.45/SF	Exp. Date:	Jan 2021	Reviews:		Build-Out:		Rates:	£6.64/SF

Amenities:

Leasing Rep: **Legat Owen - Andrew Butler**

Tenant Rep:

Landlord: **Pochin's Ltd**

Tenant SIC: **Fuel Dealers, Nec**

Lease Notes: WEX Europe Services Ltd has taken part of Emperor Court comprising 3,711 sq ft (345 sq m) of first-floor office accommodation from Pochin's Ltd on a five-year lease at £53,640 pa, equating to £14.45 psf (£155.48 psm). The quoting rent was £53,809 pa, equating to £14.50 psf (£155.97 psm). Legat Owen (Incorporating Lamont) and Matthews & Goodman LLP acted on behalf of Pochin's Ltd. WEX Europe Services Ltd was unrepresented. The deal was confirmed by Legat Owen (In...

ID# 122578071

Lease Comparables

40



1,550 SF Office Lease Signed Jan 2016 for £14.47/SF (Effective)
125 King St - 1st Floor Direct, Leased by Longfield Chemicals Ltd
 Knutsford, WA16 6EH - Cheshire East Ret Submarket



Asking Rent:	£15.48/SF	Start Date:	Feb 2016	Rent Free:	6 Mos at Start	Deal Type:	New Lease	Property Type:	Retail Class B
Achieved Rent:	£15.48/SF	Term:	10 Years	Breaks:	Jan 2016	On Market:	8 Mos	Building Area:	4,480 SF
Effective Rent:	£14.47/SF	Exp. Date:	Jan 2026	Reviews:	Jan 2016	Build-Out:	Full Build-Out	Rates:	£5.88/SF

Amenities: **Category 2 Lighting, Demised WC facilities, Kitchen Facilities, Open-Plan, Partitioned Offices, Wooden Floors**

Leasing Rep: **Williams Sillitoe Commercial - Charlie Williams**

Landlord:

Tenant Rep:

Tenant SIC: **Business Services, NEC**

Lease Notes: Longfield Chemicals Ltd has taken 1,550 sq ft (114.18 sq m) of first floor office accommodation from on a 10 year lease at £24,000 pa, equating to £15.48 psf (£166.67 psm). The quoting rent was £24,000 pa, equating to £15.48 psf (£166.67 psm). A six month rent-free period was agreed. The lease is subject to a rent review and an option to break in year five. Brabners Solicitors acted on behalf of Longfield Chemicals Ltd. The deal was confirmed by Shirley at Williams Sillitoe C...

ID# 125144041

41



1,626 SF Office Lease Signed Dec 2015 for £16.11/SF (Achieved)
Unit 2 - Cherry Tree Ln - Direct, Leased by Manchester Hair Clinic
 Altrincham, WA14 3RZ - Cheshire East Submarket



Asking Rent:	£14.60/SF	Start Date:	Jan 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£16.11/SF	Term:		Breaks:		On Market:	29 Mos	Building Area:	6,603 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£6.52/SF

Amenities:

Leasing Rep: **Williams Sillitoe Commercial - Charlie Williams**

Landlord:

Tenant Rep:

Tenant SIC: **Personal Services, Misc**

Lease Notes: Manchester Hair Clinic has taken Unit 2 comprising 1,626 sq ft (114.36 sq m) of ground and first floor office accommodation from Tatton Estate Management on at £26,190 pa, equating to £16.11 psf (£173.37 psm). The quoting rent was £23,739 pa, equating to £14.60 psf (£157.15 psm). Williams Sillitoe Commercial acted on behalf of Tatton Estate Management. The deal was confirmed by Shirley at Williams Sillitoe Commercial.

ID# 125421161

42



4,510 SF Office Lease Signed Dec 2015 for £16.50/SF (Asking)
Courthill House - Water Ln - 2nd Floor Direct, Leased by Senitor Associates Ltd
 Wilmslow, SK9 5AP - Cheshire East Submarket



Asking Rent:	£16.50/SF	Start Date:	Jan 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	48 Mos	Building Area:	12,587 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£6.36/SF

Amenities:

Leasing Rep: **Emerson Developments (Holdings) Ltd - Mark Baldwin**

Landlord: **Emerson Developments (Hold...**

Tenant Rep:

Tenant SIC: **Employment Agencies, Perm**

Lease Notes: Senitor Associates Ltd has taken 4,510 sq ft (419 sq m) of second floor office accommodation directly from Orbit Developments Ltd on a new lease. The quoting rent was £74,415 pa, equating to £16.50 psf (£178 psm). Orbit Developments (Manchester) Ltd acted on their own behalf. Senitor Associates Ltd were unrepresented. The deal was confirmed by Orbit Developments (Manchester) Ltd.

ID# 121724361

Lease Comparables

43



2,777 SF Office Lease Signed Nov 2015 for £20.00/SF (Asking)

No 2 - Earl Rd - Ground Direct

Wilmslow, SK9 3RL - Cheshire East Submarket



Asking Rent:	£20.00/SF	Start Date:	Dec 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	74 Mos	Building Area:	14,022 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	

Amenities:

Leasing Rep:	Emerson Developments (Holdings) Ltd - Dean Richards	Landlord:	Orbit Developments (Manchest...
Tenant Rep:		Tenant SIC:	

Lease Notes: A new tenant has taken 2,777 sq ft (258 sq m) of ground-floor office accommodation in Suite 7 directly from Orbit Developments (Manchester) Ltd. The deal was confirmed by Orbit Developments (Manchester) Ltd.

ID# 121175151

44



1,108 SF Office Lease Signed Nov 2015 for £8.50/SF (Effective)

Suite S4 Adelphi Mill - Grimshaw Ln - 2nd Floor Direct, Leased by Impressia Ltd

Macclesfield, SK10 5JB - Cheshire East Submarket



Asking Rent:	£10.50/SF	Start Date:	Nov 2015	Rent Free:	0 Mos	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£8.50/SF	Term:	5 Years	Breaks:	Oct 2016...	On Market:	9 Mos	Building Area:	121,365 SF
Effective Rent:	£8.50/SF	Exp. Date:	Oct 2020	Reviews:	Oct 2016...	Build-Out:	Full Build-Out	Rates:	£3.18/SF

Amenities:

Leasing Rep:	Adelphi Mill Properties Ltd - Debbie Prince	Landlord:	Adelphi Mill Properties Ltd
Tenant Rep:		Tenant SIC:	Insurance Agents

Lease Notes: Impressia Ltd has taken 1,108 sq ft (103 sq m) of second-floor office accommodation within Suite S4 from Adelphi Mill Properties Ltd on a five-year lease at £9,418 pa, equating to £8.50 psf (£91.44 psm). The quoting rent was £11,634 pa, equating to £10.50 psf (£112.95 psm). No incentives were agreed. The lease is subject to a rent review and an option to break every 12 months. Adelphi Mill Properties Ltd acted on behalf of themselves. Impressia Ltd was unrepresented. The deal was c...

ID# 121001661

45



1,579 SF Office Lease Signed Nov 2015 for £11.93/SF (Effective)

Suite 9 - Middlewich Rd - Direct, Leased by Crystal Care Solutions Ltd

Nantwich, CW5 6PF - Cheshire East Submarket



Asking Rent:	£12.65/SF-£12....	Start Date:	Nov 2015	Rent Free:	3 Mos at Start	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£12.65/SF	Term:	5 Years	Breaks:		On Market:	10 Mos	Building Area:	6,324 SF
Effective Rent:	£11.93/SF	Exp. Date:	Oct 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	£5.92/SF

Amenities: **Air Conditioning, Car Parking, Category 2 Lighting, Central Heating, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Perimeter ...**

Leasing Rep:	Legat Owen - Andrew Butler	Landlord:	Songbird Leisure Holdings Ltd
Tenant Rep:		Tenant SIC:	Social Svcs, Child Care

Lease Notes: Crystal Care Solutions Ltd has taken 1,581 sq ft (147 sq m) of ground and first floor office accommodation within Unit 9 from Songbird Leisure Holdings Ltd on a five-year lease at £20,800 pa, equating to £13.16 psf (£141.49 psm). The quoting rent was £20,000 pa, equating to £12.65 psf (£136.05 psm). A three-month rent-free period was agreed. No rent reviews or options to break were agreed. Legat Owen (Incorporating Lamont) acted on behalf of Songbird Leisure Holdings Ltd. Crystal...

ID# 120931561

Lease Comparables

46



1,485 SF Office Lease Signed Nov 2015 for £17.50/SF (Asking)

Ladyfield House - Station Rd - 2nd Floor Direct

Wilmslow, SK9 1BU - Cheshire East Submarket



Asking Rent:	£17.50/SF	Start Date:	Dec 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	33 Mos	Building Area:	7,695 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£6.83/SF

Amenities:

Leasing Rep:	Emerson Developments (Holdings) Ltd - Ben Hey	Landlord:	Emerson Developments (Hold...)
Tenant Rep:		Tenant SIC:	

Lease Notes: An unknown tenant has taken 1,485 sq ft (138 sq m) of second floor office accommodation from Orbit Developments (Manchester) Ltd on a new lease. The quoting rent was £25,988 pa, equating to £17.50 psf (£188 psm). Orbit Developments (Manchester) Ltd acted on their own behalf. The deal was confirmed by Orbit Developments (Manchester) Ltd.

ID# 121722851

47

3,425 SF Office Lease Signed Oct 2015 for £11.95/SF (Asking)

Elmwood Court - Springwood Close - Ground Direct, Leased by The School Bus

Macclesfield, SK10 2XF - Cheshire East Submarket



Asking Rent:	£11.95/SF	Start Date:	Nov 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	34 Mos	Building Area:	6,752 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£13.00/SF

Amenities: **Raised Floor**

Leasing Rep:	Emerson Developments (Holdings) Ltd - Paul McLeman	Landlord:	Emerson Developments (Hold...)
Tenant Rep:		Tenant SIC:	Schools & Educ Services

Lease Notes: Hub4Leaders Ltd t/a The School Bus has taken space comprising 3,425 sq ft (318 sq m) of second floor office accommodation directly from Orbit Developments (Manchester) Ltd. The deal was confirmed by Orbit Developments (Manchester) Ltd.

ID# 124281721

48



1,229 SF Office Lease Signed Sep 2015 for £15.00/SF (Effective)

Unit 4A - Cherry Tree Ln - Ground Direct, Leased by WNS Sandbach Ltd

Altrincham, WA14 3RZ - Cheshire East Submarket



Asking Rent:	£15.00/SF	Start Date:	Oct 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£15.00/SF	Term:	3 Years	Breaks:		On Market:	29 Mos	Building Area:	1,229 SF
Effective Rent:	£15.00/SF	Exp. Date:	Oct 2018	Reviews:		Build-Out:	Full Build-Out	Rates:	£4.43/SF

Amenities:

Leasing Rep:	Williams Sillitoe Commercial - Charlie Williams	Landlord:	
Tenant Rep:		Tenant SIC:	Business Services, NEC

Lease Notes: WNS Sandbach Ltd has taken Unit 4A & 4B comprising 1,229 sq ft (114.18 sq m) of ground floor office accommodation from Tatton Estates Ltd on a three year lease at £18,435 pa, equating to £15.00 psf (£161.46 psm). The quoting rent was £18,435 pa, equating to £15.00 psf (£161.46 psm). Williams Sillitoe Commercial acted on behalf of Tatton estates Ltd. The purchaser was unrepresented. The deal was confirmed by Shirley at Williams Sillitoe Commercial.

ID# 125158251

Lease Comparables



49

1,326 SF Office Lease Signed Sep 2015 for £9.40/SF (Effective)

73A London Rd - Direct

Alderley Edge, SK9 7DY - Cheshire East Ret Submarket



Asking Rent:	£22.31/SF-£24....	Start Date:	Sep 2015	Rent Free:	9 Mos at Start	Deal Type:	New Lease	Property Type:	Retail Class B
Achieved Rent:	£11.31/SF	Term:	5 Years	Breaks:		On Market:	15 Mos	Building Area:	2,850 SF
Effective Rent:	£9.40/SF	Exp. Date:	Aug 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Car Parking, Demised WC facilities, Kitchen Facilities, Partitioned Offices**

Leasing Rep: **Williams Sillitoe Commercial - Simon Gardner**

Landlord: **Woodhead Investments & Dev...**

Tenant Rep:

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 1,326 sq ft (123 sq m) of first and second floor office accommodation on a five year lease at £15,000 pa, equating to £11.32 psf (£121.95 psm). A nine month rent-free period was agreed. The lease is subject to an option to break in year three. Williams Sillitoe Commercial acted on behalf of the landlord. The deal was confirmed Williams Sillitoe Commercial.

ID# 125282901



50

9,675 SF Office Lease Signed Sep 2015 for £12.50/SF (Effective)

Units 1-3 The Clocktower - Manor Ln - Direct, Leased by Greenhouse Group Ltd

Crewe, CW4 8DJ - Cheshire East Submarket



Asking Rent:	£13.00/SF	Start Date:	Sep 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£12.50/SF	Term:	10 Years	Breaks:		On Market:	23 Mos	Building Area:	9,675 SF
Effective Rent:	£12.50/SF	Exp. Date:	Aug 2025	Reviews:		Build-Out:	Full Build-Out	Rates:	£6.50/SF

Amenities: **Raised Floor**

Leasing Rep: **Williams Sillitoe Commercial - Josh Whiteley**

Landlord:

Tenant Rep:

Tenant SIC: **Graphic Design, Commercial**

Lease Notes: Greenhouse Group Ltd has taken 9,675 sq ft (899 sq m) of ground and first-floor office accommodation within Units 1-3 from Willan Developments Ltd at £120,937 pa, equating to £12.50 psf (£134.52 psm). The quoting rent was £125,775 pa, equating to £13.00 psf (£139.90 psm). Williams Commercial and Legat Owen (Incorporating Lamont) acted on behalf of Willan Developments Ltd. Greenhouse Group Ltd was unrepresented. The deal was confirmed by Legat Owen (Incorporat...

ID# 120812951



51

8,205 SF Office Lease Signed Aug 2015 for £14.50/SF (Asking)

Greenway House - Springwood Way - 2nd Floor Direct, Leased by Fourth Ltd

Macclesfield, SK10 2ND - Cheshire East Submarket



Asking Rent:	£14.50/SF	Start Date:	Oct 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	28 Mos	Building Area:	24,215 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep: **Emerson Developments (Holdings) Ltd - Paul McLeman**

Landlord: **Orbit Developments (Manchest...**

Tenant Rep:

Tenant SIC: **Computer, Packaged Sftwre**

Lease Notes: Fourth Ltd has taken 8,205 sq ft (762 sq m) of second-floor office space from Orbit Developments (Manchester) Ltd on an undisclosed lease. Orbit Developments (Manchester) Ltd acted on their own behalf. The quoting rent was £118,973 pa, equating to £14.50 psf (£156 psm). Deal confirmed by Orbit Developments (Manchester) Ltd.

ID# 119539401

Lease Comparables

52



1,032 SF Office Lease Signed Aug 2015 for £17.50/SF (Asking)
Park View Business Centre - Combermere - 1st Floor Direct
 Whitchurch, SY13 4AL - Cheshire East Submarket



Asking Rent:	£17.50/SF	Start Date:	Sep 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	25 Mos	Building Area:	8,543 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:	Rory Mack Associates Ltd - Chris Maydew	Landlord:	Burn Callander Company Ltd
Tenant Rep:		Tenant SIC:	

Lease Notes: A new tenant has taken 1,032 sq ft (96 sq m) of first-floor office accommodation within Suite 23. Legat Owen (Incorporating Lamont) and Rory Mack Associates Ltd marketed the space on behalf of the landlord. The quoting rent was £18,060 pa, equating to £17.50 psf (£188.12 psm). The deal was confirmed by Legat Owen (Incorporating Lamont).

ID# 120239521

53



1,567 SF Office Lease Signed Aug 2015 for £11.96/SF (Effective)
Units 1-5 - Middlewich Rd - Leased by Bray Leino Ltd
 Nantwich, CW5 6PF - Cheshire East Submarket



Asking Rent:		Start Date:	Aug 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£11.96/SF	Term:	1 Year	Breaks:		On Market:		Building Area:	6,900 SF
Effective Rent:	£11.96/SF	Exp. Date:	Aug 2016	Reviews:		Build-Out:		Rates:	

Amenities:

Leasing Rep:	Legat Owen	Landlord:	Kirstall Ltd
Tenant Rep:		Tenant SIC:	Advertising Agencies

Lease Notes: Bray Leino Ltd has taken 1,567 sq ft (145sq m) of ground and first-floor office space from Clark Dental Clinic Ltd on a one-year lease at £18,748 pa, equating to £11.96 psf (£129 psm). Lamont Commercial Ltd acted on behalf of Clark Dental Clinic Ltd. Achieved rent confirmed by Lamont Commercial Ltd.

ID# 119315951

54



1,650 SF Office Lease Signed Jul 2015 for £10.50/SF (Effective)
Suite G6 Adelphi Mill - Grimshaw Ln - Ground Direct, Leased by Macclesfield Motorcycles
 Macclesfield, SK10 5JB - Cheshire East Submarket



Asking Rent:	£6.00/SF	Start Date:	Jul 2015	Rent Free:	0 Mos	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£10.50/SF	Term:	1 Year	Breaks:		On Market:	6 Mos	Building Area:	121,365 SF
Effective Rent:	£10.50/SF	Exp. Date:	Jul 2016	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:	Adelphi Mill Properties Ltd - Debbie Prince	Landlord:	Adelphi Mill Properties Ltd
Tenant Rep:		Tenant SIC:	Motorcycles, Bicycles

Lease Notes: Macclesfield Motorcycles has taken 1,650 sq ft (153 sq m) of ground-floor industrial space within Suite G6 from Adelphi Mill Properties Limited on a one-year lease at £17,325 pa, equating to £10.50 psf (£113.23 psm). No rent reviews or options to break were agreed. Adelphi Mill Properties Limited was self-represented. No incentives were agreed. Macclesfield Motorcycles was unrepresented. The quoting rent was £17,325 pa, equating to £10.50 psf (£113.23 psm). Achieved rent confi...

ID# 119068291

Lease Comparables

55

2,550 SF Office Lease Signed Jul 2015 for £11.70/SF (Effective)
Harton House - Middlewich Rd - Direct, Leased by V I Resourcing Ltd
 Nantwich, CW5 6PF - Cheshire East Submarket



Asking Rent:	Start Date: Aug 2015	Rent Free:	Spread Over ...	Deal Type: New Lease	Property Type: Office Class B
Achieved Rent: £12.35/SF	Term: 5 Years	Breaks:	Aug 2018...	On Market: 54 Mos	Building Area: 2,550 SF
Effective Rent: £11.70/SF	Exp. Date: Aug 2020	Reviews:	Aug 2018	Build-Out:	Rates:

Amenities: **Category 2 Lighting**

Leasing Rep: **Legat Owen - Karen Kilcourse**

Tenant Rep:

Landlord:

Tenant SIC: **Schools & Educ Services**

Lease Notes: V I Resourcing Ltd has taken 2,550 sq ft (237 sq m) of ground, first, second-floor office space from Alvaston Projects Ltd on a five-year lease at £31,500 pa, equating to £12.35 psf (£132.91 psm), subject to a rent review in year-three and an option to break in years three and four. Lamont Commercial Ltd acted on behalf of Alvaston Projects Ltd. A three month rent-free period was agreed. Achieved rent confirmed by Lamont Commercial Ltd.

ID# 119043521

56



7,695 SF Office Lease Signed Jul 2015 for £12.95/SF (Asking)
Deanway Tech 2 - Wilmslow Rd - Ground Direct
 Wilmslow, SK9 3FB - Cheshire East Submarket



Asking Rent: £12.95/SF	Start Date: Sep 2015	Rent Free:	Deal Type: New Lease	Property Type: Office Class B
Achieved Rent:	Term:	Breaks:	On Market: 27 Mos	Building Area: 14,745 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out: Full Build-Out	Rates: £5.78/SF

Amenities:

Leasing Rep: **Emerson Developments (Holdings) Ltd - Rhys Owen**

Tenant Rep:

Landlord: **Emerson Developments (Hold...**

Tenant SIC:

Lease Notes: A new tenant has taken 7,695 sq ft (715 sq m) of ground-floor office accommodation. Orbit Developments (Manchester) Ltd acted on their own behalf. The deal was confirmed by Orbit Developments (Manchester) Ltd.

ID# 120864501

57



2,348 SF Office Lease Signed Jul 2015 for £12.00/SF (Asking)
Meadowside - Mountbatten Way - 1st Floor Direct
 Congleton, CW12 1DN - Cheshire East Submarket



Asking Rent: £12.00/SF	Start Date: Aug 2015	Rent Free:	Deal Type: New Lease	Property Type: Office Class B
Achieved Rent:	Term:	Breaks:	On Market: 28 Mos	Building Area: 9,952 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out: Full Build-Out	Rates:

Amenities:

Leasing Rep: **Magnus Ltd - Laura Kavanagh**

Tenant Rep:

Landlord: **Magnus Properties Ltd**

Tenant SIC:

Lease Notes: A new tenant has taken 2,348 sq ft (218.14 sq m) of first floor office accommodation. Magnus Ltd acted on behalf of the tenant. The deal was confirmed by Laura Kavanagh at Magnus Ltd.

ID# 124689621

Lease Comparables

58



4,675 SF Office Lease Signed Jul 2015 for £12.95/SF (Asking)
Unit 6 Character House - Wilmslow Rd - Unknown Floor Direct
 Wilmslow, SK9 3HW - Cheshire East Submarket



Asking Rent:	£12.95/SF	Start Date:	Aug 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	18 Mos	Building Area:	4,675 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£4.94/SF

Amenities: **Air Conditioning, LG7 Lighting**

Leasing Rep: **Emerson Developments (Holdings) Ltd - Rhys Owen**

Landlord: **Emerson Developments (Hold...**

Tenant Rep:

Tenant SIC:

Lease Notes: A new tenant has taken 4,675 sq ft (434 sq m) of ground and first floor office accommodation from Orbit Developments (Manchester) Ltd. The quoting rent was £60,308 pa, equating to £12.90 psf (£139 psm). Orbit Developments (Manchester) Ltd acted on their own behalf. The deal was confirmed by Orbit Developments (Manchester) Ltd.

ID# 120972401

59



1,571 SF Office Lease Signed Jul 2015 for £8.40/SF (Effective)
Maple Court - Davenport St - Direct, Leased by JPR Hughes Ltd
 Macclesfield, SK10 1JE - Cheshire East Submarket



Asking Rent:	£12.00/SF	Start Date:	Jul 2015	Rent Free:	3 Mos at Start	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£9.56/SF	Term:	5 Years	Breaks:	Jun 2018	On Market:	82 Mos	Building Area:	3,200 SF
Effective Rent:	£8.40/SF	Exp. Date:	Jun 2020	Reviews:	Jun 2018	Build-Out:	Full Build-Out	Rates:	

Amenities: **Category 2 Lighting**

Leasing Rep: **Hallams Property Consultants LLP - Daniel Rodgers**

Landlord: **Scottish Equitable plc**

Tenant Rep:

Tenant SIC: **Business Services, NEC**

Lease Notes: JPR Hughes Ltd has taken 1,464 sq ft (136 sq m) of ground and first-floor office space within Unit 4 from an undisclosed landlord on a five-year lease at £14,000 pa, equating to £9.56 psf (£102.94 psm), subject to a rent review and an option to break in year three. Hallams Property Consultants LLP acted on behalf of the landlord. A three month rent-free period was agreed. JPR Hughes was unrepresented. The quoting rent was £17,568 pa, equating to £12.00 psf (£129.18 psm). Achieved rent...

ID# 118854971

60



1,536 SF Office/Medical Lease Signed Jun 2015 for £8.46/SF (Effective)
34 Crewe Rd - Ground Direct, Leased by Roundabouts Day Nursery
 Crewe, CW2 5JB - Cheshire East Submarket



Asking Rent:	£10.09/SF	Start Date:	Jun 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£8.46/SF	Term:	5 Years	Breaks:		On Market:	17 Mos	Building Area:	1,536 SF
Effective Rent:	£8.46/SF	Exp. Date:	Jun 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	£3.91/SF

Amenities:

Leasing Rep: **Legat Owen - Karen Kilcourse**

Landlord:

Tenant Rep:

Tenant SIC: **Social Svcs, Child Care**

Lease Notes: Roundabouts Day Nursery has taken 1,536 sq ft (143 sq m) of ground-floor office space from Drs. Hadrill, Smith, Dixon, Shridhar and Ms K Jones on a five-year lease at £13,000 pa, equating to £8.46 psf (£90.91 psm). Lamont Commercial Ltd acted on behalf of from Drs. Hadrill, Smith, Dixon, Shridhar and Ms K Jones. The quoting rent was £15,468 pa, equating to £10.09 psf (£108.38 psm). Achieved rent confirmed by Lamont Commercial Ltd. EPC Rating confirmed as: D.

ID# 118306141

Lease Comparables

61



1,052 SF Office Lease Signed Jun 2015 for £15.00/SF (Asking)
Suite 1C Caledonian House - Tatton St - 1st Floor Direct, Leased by Oil Recruitment Ltd
 Knutsford, WA16 6AG - Cheshire East Submarket



Asking Rent:	£15.00/SF	Start Date:	Jul 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	41 Mos	Building Area:	12,721 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£6.48/SF

Amenities:

Leasing Rep:	Bruntwood Estates Ltd - Sharon Johnson	Landlord:	Bruntwood Estates Ltd
Tenant Rep:		Tenant SIC:	Employment Agencies,Perm

Lease Notes: Oil Recruitment Ltd has taken Suite 1C comprising 1,052 sq ft (140 sq m) of first floor office accommodation directly from Bruntwood Estates Ltd. Edwards & Co Surveyors Ltd and Williams Sillitoe Commercial had previously marketed the space on behalf of Bruntwood Estates Ltd. The deal was confirmed by Bruntwood Estates Ltd.

ID# 123148821

62



1,501 SF Office Lease Signed May 2015 for £16.50/SF (Asking)
Unit 6 The Clocktower - Manor Ln - Ground Direct
 Crewe, CW4 8DJ - Cheshire East Submarket



Asking Rent:	£16.50/SF	Start Date:	Jun 2015	Rent Free:	2 Mos at Start	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:	5 Years	Breaks:	May 2018	On Market:	88 Mos	Building Area:	9,675 SF
Effective Rent:		Exp. Date:	May 2020	Reviews:	May 2018	Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:	Aus-Bore (Altrincham) Ltd - Harriet Burgess	Landlord:	Aus-Bore (Altrincham) Ltd
Tenant Rep:		Tenant SIC:	

Lease Notes: A new tenant has taken Unit 6 comprising 1,501 sq ft (139.45 sq m) of ground floor office accommodation from Aus-Bore on a five year lease. The quoting rent was £24,766 pa, equating to £16.50 psf (£177.60 psm). A two month rent-free period was agreed. The lease is subject to a rent review and an option to break in year three. Aus-Bore acted on behalf of the tenant. The tenant was unrepresented. The deal was confirmed by Harriet Burgess at Aus-Bore....

ID# 124714701

63



1,160 SF Office Lease Signed May 2015 for £12.07/SF (Asking)
Unit 1 Forton Roadside Court - Alderley Rd - Ground Direct
 Macclesfield, SK11 9AP - Cheshire East Submarket



Asking Rent:	£12.07/SF	Start Date:	May 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	11 Mos	Building Area:	2,200 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£5.04/SF

Amenities:

Leasing Rep:	Fisher German - Helen Thomas, Simon Geary	Landlord:	
Tenant Rep:		Tenant SIC:	

Lease Notes: An undisclosed tenant has taken 1,160 sq ft (108 sq m) of ground floor office space within unit 1 on confidential terms. Fisher German acted on behalf of the landlord. The quoting rent was £14,001 pa, equating to £12.07 psf (£129 psm). Deal confirmed by Fisher German. EPC rating confirmed as C.

ID# 118098051

Lease Comparables

64



1,040 SF Office Lease Signed May 2015 for £12.02/SF (Asking)
Unit 2 Forton Roadside Court - Alderley Rd - Ground Direct
 Macclesfield, SK11 9AP - Cheshire East Submarket



Asking Rent:	£12.02/SF	Start Date:	May 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	11 Mos	Building Area:	2,200 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£5.04/SF

Amenities:

Leasing Rep: **Fisher German - Helen Thomas, Simon Geary**

Landlord:

Tenant Rep:

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 1,040 sq ft (97 sq m) of ground floor office space within unit 2 on confidential terms. Fisher German acted on behalf of the landlord. The quoting rent was £12,500 pa, equating to £12.02 psf (£129 psm). Deal confirmed by Fisher German. EPC rating confirmed as C.

ID# 118098071

65



2,145 SF Office Lease Signed May 2015 for £11.70/SF (Effective)
Scott House - Westmere Ct - 1st Floor Direct, Leased by Escarla Ltd
 Crewe, CW1 6ZG - Cheshire East Submarket



Asking Rent:	£13.39/SF	Start Date:	May 2015	Rent Free:	0 Mos	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£11.65/SF	Term:	5 Years	Breaks:		On Market:	34 Mos	Building Area:	4,395 SF
Effective Rent:	£11.70/SF	Exp. Date:	May 2020	Reviews:		Build-Out:		Rates:	£6.38/SF

Amenities:

Leasing Rep: **Legat Owen - Andrew Butler, Karen Kilcourse**

Landlord: **Crestsign Ltd**

Tenant Rep:

Tenant SIC: **Business Services, NEC**

Lease Notes: Escarla Ltd has taken 2,145 sq ft (199 sq m) of first-floor office space from Crestsign Ltd on a five-year lease at £25,000 pa, equating to £11.65 psf (£125.63 psm). No rent reviews or options to break were agreed. Lamont Commercial Ltd acted on behalf of Crestsign Ltd. No incentives were agreed. The quoting rent was £28,721 pa, equating to £13.39 psf (£144.33 psm). Achieved rent confirmed by Lamont Commercial Ltd.

ID# 118078931

66



3,710 SF Office Lease Signed Apr 2015 for £14.57/SF (Effective)
Emperor Court - Emperor Way - 1st Floor Direct, Leased by WEX Europe Services Ltd
 Crewe, CW1 6BD - Cheshire East Submarket



BREEM[®]

Asking Rent:	£14.50/SF	Start Date:	May 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£14.50/SF	Term:	8 Years	Breaks:		On Market:	14 Mos	Building Area:	21,710 SF
Effective Rent:	£14.57/SF	Exp. Date:	May 2023	Reviews:		Build-Out:		Rates:	£11.41/SF

Amenities:

Leasing Rep: **Legat Owen - Andrew Butler**

Landlord: **Pochin's Ltd**

Tenant Rep:

Tenant SIC: **Fuel Dealers, Nec**

Lease Notes: WEX Europe Ltd has taken 3,710 sq ft (345 sq m) of ground-floor office space from Pochin's Limited on an eight-year lease at £53,795 pa, equating to £14.50 psf (£155.93 psm). Lamont Commercial Ltd and Matthews and Goodman LLP acted on behalf of Pochin's Limited. The quoting rent was £53,795 pa, equating to £14.50 psf (£155.93 psm). Achieved rent confirmed by Lamont Commercial Ltd.

ID# 118261431

Lease Comparables

67



6,032 SF Office Lease Signed Apr 2015 for £12.50/SF (Asking)

Gawsorth House - Westmere Dr - 1st Floor Direct

Crewe, CW1 6XB - Cheshire East Submarket



Asking Rent:	£12.50/SF	Start Date:	Apr 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	13 Mos	Building Area:	27,315 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Category 2 Lighting, Raised Floor**

Leasing Rep: **Emerson Developments (Holdings) Ltd - Paul McLeman**

Tenant Rep:

Landlord: **Orbit Developments (Manchest...**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 6,032 sq ft (560 sq m) of first-floor office space within Suite B from Orbit Developments (Manchester) Ltd on a confidential lease. Lamont Commercial Ltd and Altus Edwin Hill marketed the space on behalf of Orbit Developments (Manchester) Ltd. Orbit Developments (Manchester) Ltd acted on behalf of themselves. The quoting rent was £75,400 pa, equating to £12.50 psf (£134.54 psm). Details confirmed by Lamont Commercial Ltd.

ID# 118079471

68



1,228 SF Office Lease Signed Apr 2015 for £10.18/SF (Asking)

Unit 18 - Herald St @ Macon Court - Direct

Crewe, CW1 6EA - Cheshire East Submarket



Asking Rent:	£10.18/SF	Start Date:	Apr 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	8 Mos	Building Area:	7,770 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£4.51/SF

Amenities:

Leasing Rep: **Butters John Bee - Rob Stevenson, Paul Jeffries**

Tenant Rep:

Landlord: **Right Management Consultants...**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 1,228 sq ft (114.08 sq m) of ground and first floor office space within Suite 18. Butters John Bee acted on behalf of the landlord. Deal confirmed by Tamzin Eales on behalf of Rob Stevenson at Butters John Bee. The EPC rating was confirmed as D.

ID# 117765391

69



1,170 SF Office Lease Signed Mar 2015 for £9.83/SF (Effective)

Unit 1 Tabley Court - Moss Ln - Ground Direct

Knutsford, WA16 0PL - Cheshire East Submarket



Asking Rent:	£10.00/SF	Start Date:	Mar 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£9.83/SF	Term:	5 Years	Breaks:		On Market:	30 Mos	Building Area:	4,320 SF
Effective Rent:	£9.83/SF	Exp. Date:	Mar 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	£4.50/SF

Amenities:

Leasing Rep: **Fisher German - Simon Geary, Helen Thomas**

Tenant Rep:

Landlord: **Tatton Estate Management Ltd**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 1,170 sq ft (108 sq m) of ground floor office space within suite 1 on confidential terms. Fisher German and Williams Commercial acted on behalf of the landlord. The quoting rent was £11,700 pa, equating to £10.00 psf (£108 psm). Deal confirmed by Fisher German. EPC rating confirmed as E.

ID# 118098011

Lease Comparables

70



1,132 SF Office Lease Signed Mar 2015 for £10.60/SF (Effective)
The Old Pump House - Middlewood Rd - Direct, Leased by Adria Solutions Ltd
 Stockport, SK12 1SH - Cheshire East Submarket



Asking Rent:	£12.64/SF-£13....	Start Date:	Mar 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£10.60/SF	Term:	3 Years	Breaks:		On Market:	6 Mos	Building Area:	1,740 SF
Effective Rent:	£10.60/SF	Exp. Date:	Mar 2018	Reviews:		Build-Out:	Full Build-Out	Rates:	£4.16/SF

Amenities: **Category 2 Lighting**

Leasing Rep: **Buckley Commercial - David Buckley**

Tenant Rep:

Landlord:

Tenant SIC: **Employment Agencies,Perm**

Lease Notes: Adria Solutions Ltd has taken 1,132 sq ft (105 sq m) of upper ground and first -floor office space from an undisclosed landlord on a three year lease at £12,000 pa, equating to £10.60 psf (£114 psm). Buckley Commercial acted on behalf of the landlord. The quoting rent was £14,308 pa, equating to £12.64 psf (£136 psm). Deal confirmed by Buckley Commercial.

ID# 116847871

71



1,680 SF Office Lease Signed Mar 2015 for £17.50/SF (Effective)
Booths Park 1 - Chelford Rd - Ground Direct, Leased by Evate
 Knutsford, WA16 8GS - Cheshire East Submarket



Asking Rent:	£16.50/SF	Start Date:	Mar 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£17.50/SF	Term:	5 Years	Breaks:		On Market:	30 Mos	Building Area:	44,547 SF
Effective Rent:	£17.50/SF	Exp. Date:	Feb 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	£5.68/SF

Amenities:

Leasing Rep: **Bruntwood Estates Ltd - Sharon Johnson**

Tenant Rep:

Landlord: **Bruntwood Estates Ltd**

Tenant SIC: **Advertising, NEC**

Lease Notes: Evate has taken 1,680 sq ft (156 sq m) of ground floor office space within Suites F-G on a five year lease at £29,400 pa, equating to £17.50 psf (£188.37 psm). JLL acted on behalf of Bruntwood Estates Ltd. Bruntwood Estates Ltd also marketed the property. The quoting rent was £27,780 pa, equating to £16.50 psf (£177.61 psm). Deal confirmed by Amanda Lyons at Bruntwood Estates Ltd.

ID# 127240171

72



1,307 SF Office/Medical Lease Signed Mar 2015 for £13.39/SF (Achieved)
39 Welsh Row - Direct, Leased by Cheshire Fertility & Gynaecology
 Nantwich, CW5 5EW - Cheshire East Submarket



Asking Rent:		Start Date:	Mar 2015	Rent Free:	0 Mos	Deal Type:	Renewal	Property Type:	Office Class B
Achieved Rent:	£13.39/SF	Term:	3 Years	Breaks:		On Market:	7 Mos	Building Area:	1,307 SF
Effective Rent:		Exp. Date:	Feb 2018	Reviews:		Build-Out:	Full Build-Out	Rates:	£9.73/SF

Amenities:

Leasing Rep: **Rory Mack Associates Ltd - David Roberts**

Tenant Rep:

Landlord: **W. M. Ewington & Co Ltd**

Tenant SIC: **Medical Doctor**

Lease Notes: Cheshire Fertility & Gynaecology have taken 1,307 sq ft (121.42 sq m) of ground and first floor office space from W M Ewington & Co Ltd on a three year lease. The achieved rent was £17,500 pa, equating to £13.39 psf (£144.12 psm). No break options or rent reviews were agreed. Rory Mack Associates Ltd acted on behalf of W M Ewington & Co Ltd. Cheshire Fertility & Gynaecology were unrepresented. Achieved rent confirmed by Chris Maydew on behalf of David Roberts at Rory Mack A...

ID# 118011181

Lease Comparables

73



18,266 SF Office Lease Signed Feb 2015 for £17.50/SF (Asking)

Kings Court - Water Ln - Direct, Leased by Citation Limited

Wilmslow, SK9 5AR - Cheshire East Submarket



Asking Rent:	£17.50/SF	Start Date:	Aug 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:	10 Years	Breaks:		On Market:	5 Mos	Building Area:	36,967 SF
Effective Rent:		Exp. Date:	Jul 2025	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep:	Emerson Developments (Holdings) Ltd - Mark Baldwin, Paul McLeman	Landlord:	Orbit Developments (Manchest...
Tenant Rep:	OBI Property - Will Lewis	Tenant SIC:	Attorneys

Lease Notes: Citation Limited has taken 18,266 sq ft (1,697 sq m) of ground and first-floor office space directly from Orbit Developments (Manchester) Ltd on a ten-year lease. Orbit Developments (Manchester) Ltd acted on their own behalf. OBI Property LLP acted on behalf of the tenant. The quoting rent was £319,655 pa, equating to £17.50 psf (£188 psm). Achieved rent confirmed by Orbit Developments (Manchester) Ltd.

ID# 116499401

74



1,438 SF Office Lease Signed Feb 2015 for £9.05/SF (Effective)

Unit 9 Solway Court - Electra Way - Direct, Leased by Alkane Energy Limited

Crewe, CW1 6LD - Cheshire East Submarket



Asking Rent:		Start Date:	Mar 2015	Rent Free:	5 Mos at Start	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£10.00/SF	Term:	5 Years	Breaks:		On Market:	2 Mos	Building Area:	7,516 SF
Effective Rent:	£9.05/SF	Exp. Date:	Mar 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	£6.35/SF

Amenities: **Category 2 Lighting**

Leasing Rep:	Legat Owen - Karen Kilcourse, Andrew Butler	Landlord:	Cheshire East Council
Tenant Rep:		Tenant SIC:	Electric Services

Lease Notes: Alkane Energy UK Limited has taken 1,438 sq ft (134 sq m) of ground and first-floor office space within Unit 9 from Mr Stuart Graham on a five-year lease at at £14,380 pa, equating to £10.00 psf (£110.67 psm). Lamont Commercial Ltd acted on behalf of Mr Stuart Graham. A five month rent-free period was agreed. Achieved rent confirmed by Lamont Commercial Ltd. EPC Rating confirmed as: E.

ID# 116275411

75



1,711 SF Office Lease Signed Jan 2015 for £16.83/SF (Effective)

Westmere Dr - Ground Direct, Leased by TRAK Limited

Crewe, CW1 6ZD - Cheshire East Submarket



Asking Rent:		Start Date:	Mar 2015	Rent Free:	Spread Over ...	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£18.95/SF	Term:	5 Years	Breaks:		On Market:	12 Mos	Building Area:	11,800 SF
Effective Rent:	£16.83/SF	Exp. Date:	Mar 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	£11.85/SF

Amenities:

Leasing Rep:	Legat Owen - Andrew Butler, Karen Kilcourse	Landlord:	Patrick Properties Ltd
Tenant Rep:		Tenant SIC:	Manufacturing Industries

Lease Notes: TRAK Limited has taken 1,711 sq ft (159 sq m) of ground-floor office space from Barshaw Limited on a five-year lease at £23,112 pa, equating to £13.50 psf (£145.36 psm). No options to break were agreed. Lamont Commercial Ltd and Hough Gould acted on behalf of Barshaw Limited. A six-month rent free period was agreed. Achieved rent confirmed Lamont Commercial Ltd.

ID# 116155571

Lease Comparables

76



4,661 SF Office Lease Signed Jan 2015 for £16.91/SF (Effective)

Westmere Dr - Direct, Leased by TRAK Limited

Crewe, CW1 6ZD - Cheshire East Submarket



Asking Rent:	Start Date: Mar 2015	Rent Free:	Spread Over ...	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent: £18.95/SF	Term: 5 Years	Breaks:		On Market:	12 Mos	Building Area:	11,800 SF
Effective Rent: £16.91/SF	Exp. Date: Mar 2020	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Air Conditioning**

Leasing Rep: **Legat Owen - Andrew Butler, Karen Kilcourse**

Tenant Rep:

Landlord: **Patrick Properties Ltd**

Tenant SIC: **Manufacturing Industries**

Lease Notes: TRAK Limited has taken 4,661 sq ft (433 sq m) of ground and first-floor office space from Barshaw Limited on a five-year lease at £88,344 pa, equating to £18.95 psf (£204.03 psm). No options to break were agreed. Lamont Commercial Ltd and Hough Gould acted on behalf of Barshaw Limited. No incentives were agreed. Achieved rent confirmed Lamont Commercial Ltd.

ID# 116157211

77



1,743 SF Office Lease Signed Jan 2015 for £18.00/SF (Asking)

Unit 1 - Congleton Rd - Direct

Macclesfield, SK11 9JY - Cheshire East Submarket



Asking Rent: £18.00/SF	Start Date: Mar 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	Term: 3 Years	Breaks:		On Market:	12 Mos	Building Area:	1,743 SF
Effective Rent:	Exp. Date: Mar 2018	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep: **Fisher German - Helen Thomas, Simon Geary**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 1,743 sq ft (162 sq m) of ground and first-floor office space within Units 1 & 2 from an undisclosed landlord on confidential lease. Fisher German acted on behalf of the landlord. The quoting rent was £31,374 pa, equating to £18.00 psf (£193.67 psm). Details confirmed by Fisher German. EPC Rating confirmed as: C.

ID# 116159101

78



1,050 SF Office Lease Signed Jan 2015 for £13.50/SF (Asking)

Merchant Exchange - Waters Green - 2nd Floor Direct

Macclesfield, SK11 6NY - Cheshire East Submarket



Asking Rent: £13.50/SF	Start Date: Jan 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	Term:	Breaks:		On Market:	68 Mos	Building Area:	9,345 SF
Effective Rent:	Exp. Date:	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities: **Air Conditioning**

Leasing Rep:

Tenant Rep:

Landlord: **Quorum Estates Ltd**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 1,050 sq ft (98 sq m) of second-floor office space from an undisclosed landlord on a confidential lease. Greenham Commercial Ltd and Williams Commercial marketed the space on behalf of the landlord. The landlord acted on behalf of themselves. The quoting rent was £14,175 pa, equating to £13.50 psf (£144.64 psm). Details confirmed by Chris Stubbs at Greenham Commercial Ltd.

ID# 116042621

Lease Comparables

79



1,950 SF Office Lease Signed Jan 2015 for £13.50/SF (Asking)

Merchant Exchange - Waters Green - 3rd Floor Direct

Macclesfield, SK11 6NY - Cheshire East Submarket



Asking Rent:	£13.50/SF	Start Date:	Jan 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	68 Mos	Building Area:	9,345 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	
Amenities:	Air Conditioning								
Leasing Rep:							Landlord:	Quorum Estates Ltd	
Tenant Rep:							Tenant SIC:		

Lease Notes: An undisclosed tenant has taken 1,950 sq ft (181 sq m) of third-floor office space from an undisclosed landlord on a confidential lease. Greenham Commercial Ltd and Williams Commercial marketed the space on behalf of the landlord. The landlord acted on behalf of themselves. The quoting rent was £26,325 pa, equating to £13.50 psf (£145.44 psm). Details confirmed by Josh Whitley at Williams Commercial.

ID# 116042901

80



4,230 SF Office Lease Signed Jan 2015 for £12.63/SF (Effective)

Suite 1 Emperor Court - Emperor Way - Ground Direct, Leased by Mahle Industrial Filtration Ltd

Crewe, CW1 6BD - Cheshire East Submarket



BREEM*

Asking Rent:	£14.50/SF	Start Date:	Jan 2015	Rent Free:	3 Mos at Start	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£10.75/SF	Term:	10 Years	Breaks:	Dec 2020	On Market:	38 Mos	Building Area:	21,710 SF
Effective Rent:	£12.63/SF	Exp. Date:	Dec 2024	Reviews:	Dec 2015	Build-Out:		Rates:	£6.07/SF
Amenities:	Air Conditioning, Raised Floor								
Leasing Rep:	Legat Owen - Andrew Butler						Landlord:	Pochin's Ltd	
Tenant Rep:							Tenant SIC:	Business Services, NEC	

Lease Notes: Mahle Industrial Filtration Ltd has taken 4,230 sq ft (393 sq m) of ground-floor office space within Suite 1 from Pochin's Limited on a 10-year lease at £45,200 pa, equating to £10.75 psf (£115.01 psm) in year one, rising to £55,700, equating to £13.25 psf (£141.73 psm) in year two, subject to a rent review and option to break in year-five. A three-month rent free period was agreed. Lamont Commercial Ltd and Matthews and Goodman LLP acted on behalf of Pochin's Limited. The quoting re...

ID# 118261951

81



1,401 SF Office Lease Signed Jan 2015 for £7.80/SF (Effective)

Suite 12 Park House - Middlewich Rd - Direct, Leased by Vanderbuilt Worldwide Limited

Nantwich, CW5 6PF - Cheshire East Submarket



Asking Rent:	£20.93/SF-£21....	Start Date:	Jan 2015	Rent Free:	0 Mos	Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£20.53/SF	Term:	3 Years	Breaks:		On Market:	86 Mos	Building Area:	7,256 SF
Effective Rent:	£7.80/SF	Exp. Date:	Dec 2017	Reviews:		Build-Out:		Rates:	
Amenities:	Category 2 Lighting								
Leasing Rep:	Legat Owen - Andrew Butler						Landlord:	OCC Estates Ltd	
Tenant Rep:							Tenant SIC:	Minerals, Grnd Or Treated	

Lease Notes: Vanderbuilt Worldwide Limited has taken Units 12 at 854 sq ft (79 sq m) of ground and first-floor office space from OCC Estates Ltd on a three-year lease at £17,100 pa, equating to £14.05 psf (£216.45 psm). Lamont Commercial acted on behalf of OCC Estates Ltd. No incentives were agreed. Vanderbuilt Worldwide Limited was unrepresented. The quoting rent was £17,874 - £17,959 pa, equating to £20.93 - £21.03 psf (£226.25 - £227.33 psm). Achieved rent confirmed by Lamont Comm...


ID# 116058181

APPENDIX 3

INDUSTRIAL LETTING EVIDENCE

Lease Comparables

1



4,500 SF Industrial Lease Signed Aug 2016 for £6.33/SF (Effective)

Unit 8 - Orion Way - Ground Direct, Leased by Doddle Parcel Services

Crewe, CW1 6NG - Cheshire East Submarket

★★★★★

Asking Rent:£6.33/SF

Achieved Rent:£6.33/SF

Effective Rent:£6.33/SF

Start Date:Sep 2016

Term:6 Years

Exp. Date:Sep 2022

Rent Free:

Breaks:

Reviews:

Office Area:

Deal Type:New Lease

On Market:14 Mos

Build-Out:Full Build-Out

Dock/Drive In:

Property Type:Industrial Class B

Building Area:40,828 SF

Rates:

Parking Ratio:

Leasing Rep:Legat Owen - Matthew Pochin

Tenant Rep:

Landlord:


Tenant SIC:Courier Serv, Excp By Air

Lease Notes:

Doddle Parcel Services has taken Unit 8 comprising 4,500 sq ft (418.06 sq m) of ground floor industrial accommodation from Quaser on a six year lease at £28,500 pa, equating to £6.33 psf (£68.17 psm). The quoting rent was £28,500 pa, equating to £6.33 psf (£68.17 psm). Legat Owen acted on behalf of Quaser. The deal was confirmed by e/mail from Legat Owen....

ID# 125201031

2



2,700 SF Industrial Lease Signed Aug 2016 for £2.08/SF (Asking)

Units C - F - Moston Rd - Ground Direct

Sandbach, CW11 3HL - Cheshire East Submarket

★★★★★

Asking Rent:£2.08/SF

Achieved Rent:

Effective Rent:

Start Date:Aug 2016

Term:

Exp. Date:

Rent Free:

Breaks:

Reviews:

Office Area:

Deal Type:New Lease

On Market:60 Mos

Build-Out:Full Build-Out

Dock/Drive In:

Property Type:Industrial Class B

Building Area:3,600 SF

Rates:

Parking Ratio:

Leasing Rep:Butters John Bee - Rob Stevenson

Tenant Rep:

Landlord:J Peters Properties Ltd


Tenant SIC:

Lease Notes:

A new tenant has taken units C, E & F, Moston Road, comprising 2,700 sq ft (250 sq m) of ground floor industrial accommodation. The quoting rent was £5,616 pa, equating to £2.08 psf (£22.46 psm). Butters John Bee acted on behalf of landlord. The deal was confirmed by Butters John Bee.

ID# 125862751

3



2,842 SF Industrial Lease Signed Jun 2016 for £5.54/SF (Achieved)

Units A1-6 First Business Park - First Ave - Partial Ground Direct, Leased by Holford Food Service Ltd

Crewe, CW1 6BG - Cheshire East Submarket

★★★★★

Asking Rent:

Achieved Rent:£5.54/SF

Effective Rent:

Start Date:Jun 2016

Term:5 Years

Exp. Date:May 2021

Rent Free:1 Mo at Start

Breaks:

Reviews:

Office Area:

Deal Type:New Lease

On Market:

Build-Out:

Dock/Drive In:

Property Type:Industrial Class B

Building Area:17,849 SF

Rates:

Parking Ratio:0.89/1,000 SF

Leasing Rep:Legat Owen - Matthew Pochin

Tenant Rep:

Landlord:Frayling Investments LLP

Tenant SIC:Meats And Meat Products

Lease Notes:

Holford Food Service Ltd have taken Unit 2 First Business Park, Crewe comprising 2,842 sq ft (264.03 sq m) of ground floor industrial accommodation from Frayling Investments LLP on a 5 year lease at £15,750 pa, equating to £5.54 psf (£59.65 psm). A one month rent-free period was agreed. Legat Owen acted on behalf of Frayling Investments LLP. The tenant was unrepresented. The deal was confirmed by Legat Owen.

ID# 124437201

Lease Comparables



4

7,911 SF Industrial Lease Signed Jun 2016 for £4.55/SF (Effective)

Suite Marshfield Bank Industrial Estate - Marshfield Rd - Direct, Leased by West Midlands Ambulance Service

Crewe, CW2 8UY - Cheshire East Submarket



Asking Rent:	£5.06/SF	Start Date:	Jun 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£4.55/SF	Term:	5 Years	Breaks:		On Market:		Building Area:	13,000 SF
Effective Rent:	£4.55/SF	Exp. Date:	May 2021	Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Legat Owen - Kerry Amos**

Tenant Rep:

Landlord:

Tenant SIC: **Local Passenger Trans**

Lease Notes: West Midlands Ambulance Service has taken Unit 4D, Marshfield Bank Industrial Estate comprising 7,911 sq ft (734.96 sq m) of ground floor industrial accommodation from Andrews Property Investments Ltd on a 5 year lease at £36,000 pa, equating to £4.55 psf (£48.98 psm). The quoting rent was £40,000 pa, equating to £5.06 psf (£54.43 psm). Legat Owen acted on behalf of Andrews Property Investments Ltd. The tenant was unrepresented. The deal was confirmed by ...

ID# 124389411



5

3,420 SF Industrial Lease Signed Mar 2016 for £5.85/SF (Effective)

Suite 1 - Prosperity Ct - Ground Direct, Leased by Lifestyle Interiors

Middlewich, CW10 0GD - Cheshire East Submarket



Asking Rent:	£7.32/SF	Start Date:	Apr 2016	Rent Free:	0 Mos	Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£5.85/SF	Term:	6 Years	Breaks:	Apr 2019	On Market:	2 Mos	Building Area:	27,042 SF
Effective Rent:	£5.85/SF	Exp. Date:	Apr 2022	Reviews:	Apr 2019	Build-Out:	Full Build-Out	Rates:	£2.34/SF
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Legat Owen - Matthew Pochin**

Tenant Rep:

Landlord: **Prosperity Court Partnership Ltd**

Tenant SIC: **Misc Homefurnishings Str**

Lease Notes: Lifestyle Interiors has taken Unit 1 comprising 3,420 sq ft (318 sq m) of ground floor industrial accommodation from Glashen Services Ltd on a six-year lease at £20,000 pa, equating to £5.85 psf (£62.89 psm). No incentives were agreed. The lease is subject to a rent review and option to break in year three. Legat Owen (Incorporating Lamont) acted on behalf of Glashen Services Ltd. Lifestyle Interiors was unrepresented. The deal was confirmed by Legat Owen (Incorporating Lamo...

ID# 123699741



6

2,240 SF Industrial Lease Signed Mar 2016 for £6.07/SF (Achieved)

Riverdane Rd - Partial Ground Direct

Congleton, CW12 1PN - Cheshire East Submarket



Asking Rent:		Start Date:	Mar 2016	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class C
Achieved Rent:	£6.07/SF	Term:	3 Years	Breaks:		On Market:		Building Area:	22,312 SF
Effective Rent:		Exp. Date:	Feb 2019	Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Butters John Bee - Paul Jeffries, Sarah Small**

Tenant Rep:


Landlord: **R & D Aggregates Ltd**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 2,240 sq ft (208.10 sq m) of ground floor industrial space within Unit 6 from Churchill Paints Ltd on a three year lease. The achieved rent was £13,590 pa, equating to £6.07 psf (£65.30 psm). The quoting rent was £13,442 pa, equating to £6.00 psf (£64.59 psm). Butters John Bee acted on behalf of the landlord. Achieved rent confirmed by Butters John Bee.

ID# 122920361

Lease Comparables

7


3,025 SF Industrial Lease Signed Feb 2016 for £4.00/SF (Achieved)
Riverdane Rd - Partial Ground Direct
Congleton, CW12 1PN - Cheshire East Submarket

★ ★ ★ ★ ★

Asking Rent:	Start Date: Feb 2016	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent: £4.00/SF	Term:	Breaks:	On Market:	Building Area: 22,312 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: **Butters John Bee - Paul Jeffries**
Tenant Rep:

Landlord: **R & D Aggregates Ltd**
Tenant SIC:

Lease Notes: A new tenant has taken space comprising 3,025sq ft (281.03 sq m) of ground floor industrial accommodation within Unit 2 of the building. Butters John Bee acted on behalf of the landlord. The tenant was unrepresented. The deal was confirmed by Tamzin Eales on behalf of Paul Jeffries at Butters John Bee.

ID# 122877311

8


4,300 SF Industrial Lease Signed Jan 2016 for £5.81/SF (Asking)
Unit 1 - Prosperity Ct - Ground Direct
Middlewich, CW10 0GD - Cheshire East Submarket

★ ★ ★ ★ ★


Asking Rent: £5.81/SF	Start Date: Mar 2016	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent:	Term:	Breaks:	On Market: 12 Mos	Building Area: 27,042 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out: Full Build-Out	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: **Legat Owen - Matthew Pochin**
Tenant Rep:

Landlord: **Prosperity Court Partnership Ltd**
Tenant SIC:

Lease Notes: A new tenant has taken Unit 1 comprising 4,300 sq ft (399 sq m) of ground floor industrial accommodation. The quoting rent was £24,983 pa, equating to £5.81 psf (£62.61 psm). Legat Owen (Incorporating Lamont) acted on behalf of the landlord. The deal was confirmed by Legat Owen (Incorporating Lamont).

ID# 122839811

9


3,300 SF Industrial Lease Signed Dec 2015 for £6.85/SF (Effective)
Units H1-H6 - Redwood Ct - Partial Ground Direct, Leased by Nexus Dry Hire Ltd
Macclesfield, SK10 2XH - Cheshire East Submarket

★ ★ ★ ★ ★

Asking Rent:	Start Date: Dec 2015	Rent Free:	Deal Type: Renewal	Property Type: Industrial Class B
Achieved Rent: £6.85/SF	Term: 2 Years	Breaks:	On Market:	Building Area: 19,888 SF
Effective Rent: £6.85/SF	Exp. Date: Dec 2017	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep:
Tenant Rep: **Lambert Smith Hampton Ltd - John Sullivan**

Landlord: **Emerson Developments (Hold...**
Tenant SIC: **Equip Rental And Leasing**

Lease Notes: Nexus Dry Hire Ltd has taken 3,300 sq ft (306 sq m) of ground floor industrial/warehouse accommodation from Clothingsites.co.uk Ltd on a sublease expiring in November 2020 at £22,605 pa, equating to £6.85 psf (£73.87 psm). Lambert Smith Hampton Ltd acted on behalf of Clothingsites.co.uk Ltd. Orbit Developments (Manchester) Ltd is the current owner of the property. The deal was confirmed by John Sullivan at Lambert Smith Hampton Ltd.

ID# 121744841

Lease Comparables

10



2,689 SF Industrial Lease Signed Jul 2015 for £5.58/SF (Achieved)

Unit B9 - First Ave - Direct

Crewe, CW1 6BG - Cheshire East Submarket



Asking Rent:	£5.58/SF	Start Date:	Jul 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£5.58/SF	Term:		Breaks:		On Market:	67 Mos	Building Area:	14,367 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Butters John Bee - Rob Stevenson**

Tenant Rep:

Landlord: **Frayling Investments LLP**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 2,689 sq ft (249.81 sq m) of industrial space at Unit B9 from Frayling Investments LLP on a new lease at £15,000 pa, equating to £5.58 psf (£60.04 psm). Lamont Commercial Ltd and Butters John Bee acted on behalf of Frayling Investments LLP. The quoting rent was £15,000 pa, equating to £5.58 psf (£60.04 psm). Achieved rent confirmed by Paul Whittaker at Frayling Investments LLP.

ID# 115958041

11



3,909 SF Industrial Lease Signed May 2015 for £6.40/SF (Effective)

Suite 7 - London Rd S - Ground Direct, Leased by Corian Living Ltd

Macclesfield, SK10 4NG - Cheshire East Submarket



Asking Rent:	£5.50/SF	Start Date:	Jun 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£6.40/SF	Term:		Breaks:	Jun 2020	On Market:	60 Mos	Building Area:	23,728 SF
Effective Rent:	£6.40/SF	Exp. Date:	Jun 2025	Reviews:	Jun 2020	Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Greenham Commercial Ltd - Chris Stubbs**

Tenant Rep:

Landlord:

Tenant SIC: **Furniture**

Lease Notes: A new tenant has taken 3,909 sq ft (363 sq m) of ground-floor industrial accommodation within Unit 7. The quoting rent was £21,499 pa, equating to £5.50 psf (£59.23 psm). Greenham Commercial Ltd acted on behalf of the landlord. The deal was confirmed by Chris Stubbs at Greenham Commercial Ltd.

ID# 120586971

12



3,906 SF Industrial Lease Signed Apr 2015 for £5.50/SF (Achieved)

Unit 7 - London Rd S - Ground Direct

Stockport, SK12 1BQ - Cheshire East Submarket



Asking Rent:	£5.50/SF	Start Date:	Apr 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£5.50/SF	Term:		Breaks:		On Market:	15 Mos	Building Area:	13,536 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:	/1	Parking Ratio:	

Leasing Rep: **Greenham Commercial Ltd - Chris Stubbs**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 3,906 sq ft (363 sq m) of ground-floor industrial space within Unit 7 from Rupert Holdings at £21,483 pa, equating to £5.50 psf (£59.18 psm). Greenham Commercial Ltd acted on behalf of Rupert Holdings. The quoting rent was £21,483 pa, equating to £5.50 psf (£59.18 psm). Details confirmed by Greenham Commercial Ltd.

ID# 117883751

Lease Comparables

13



2,917 SF Industrial Lease Signed Apr 2015 for £4.20/SF (Asking)

Unit A5 - First Ave - Direct

Crewe, CW1 6BG - Cheshire East Submarket



Asking Rent:	£4.20/SF	Start Date:	Apr 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:		Term:		Breaks:		On Market:	78 Mos	Building Area:	17,849 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	0.89/1,000 SF

Leasing Rep: **Legat Owen - Matthew Pochin**

Tenant Rep:

Landlord: **Frayling Investments LLP**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 2,917 sq ft (271 sq m) of ground-floor and mezzanine industrial space within Unit A5 from an undisclosed landlord on a confidential lease. Lamont Commercial Ltd acted on behalf of the landlord. The quoting rent was £12,251 pa, equating to £4.20 psf (£45.21 psm). Details confirmed by Lamont Commercial Ltd.

ID# 117637881

14



3,985 SF Industrial Lease Signed Apr 2015 for £4.64/SF (Achieved)

Unit A6 - First Ave - Direct

Crewe, CW1 6BG - Cheshire East Submarket



Asking Rent:	£4.64/SF	Start Date:	Apr 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£4.64/SF	Term:		Breaks:		On Market:	70 Mos	Building Area:	17,849 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	0.89/1,000 SF

Leasing Rep: **Legat Owen - Matthew Pochin**

Tenant Rep:

Landlord: **Frayling Investments LLP**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 3,985 sq ft (370 sq m) of ground-floor and mezzanine industrial space within Unit A6 from an undisclosed landlord on a confidential lease. Lamont Commercial Ltd acted on behalf of the landlord. The quoting rent was £18,490 pa, equating to £4.64 psf (£49.97 psm). Details confirmed by Lamont Commercial Ltd.

ID# 117638251

15



3,265 SF Industrial Lease Signed Feb 2015 for £4.58/SF (Achieved)

Unit B7 - First Ave - Direct

Crewe, CW1 6BG - Cheshire East Submarket



Asking Rent:	£4.58/SF	Start Date:	Feb 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£4.58/SF	Term:		Breaks:		On Market:	67 Mos	Building Area:	14,367 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Butters John Bee - Rob Stevenson**

Tenant Rep:

Landlord: **Frayling Investments LLP**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 3,265 sq ft (303 sq m) of industrial space at Unit B7 from Frayling Investments LLP on a new lease at £14,950 pa, equating to £4.58 psf (£49.29 psm). Lamont Commercial Ltd and Butters John Bee acted on behalf of Frayling Investments LLP. The quoting rent was £14,950 pa, equating to £4.58 psf (£49.29 psm). Achieved rent confirmed by Paul Whittaker at Frayling Investments LLP.

ID# 115957551

Lease Comparables

16



2,689 SF Industrial Lease Signed Jan 2015 for £4.56/SF (Achieved)

Unit B10 - First Ave - Direct

Crewe, CW1 6BG - Cheshire East Submarket



Asking Rent:	£4.56/SF	Start Date:	Jan 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£4.56/SF	Term:		Breaks:		On Market:	13 Mos	Building Area:	14,367 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Legat Owen - Matthew Pochin**

Tenant Rep:

Landlord: **Frayling Investments LLP**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 2,689 sq ft (249.81 sq m) of industrial space at Unit B10 from Frayling Investments LLP on a new lease at £12,250 pa, equating to £4.56 psf (£49.04 psm). Lamont Commercial Ltd and Butters John Bee acted on behalf of Frayling Investments LLP. The quoting rent was £12,250 pa, equating to £4.56 psf (£49.04 psm). Achieved rent confirmed by Paul Whittaker at Frayling Investments LLP.

ID# 115957311

17



185,487 SF Industrial Lease Signed Jan 2015 for £5.13/SF (Effective)

Suite Mw 180 - Pochin Way - Direct, Leased by Optima Logistics Ltd

Middlewich, CW10 0TN - Cheshire East Submarket



Asking Rent:	£4.95/SF	Start Date:	Jan 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£5.13/SF	Term:	10 Years	Breaks:		On Market:	15 Mos	Building Area:	185,487 SF
Effective Rent:	£5.13/SF	Exp. Date:	Dec 2024	Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:	3,767 SF	Dock/Drive In:	Yes (GRND)/Y...	Parking Ratio:	

Leasing Rep: **Savills - Jonathan Atherton**

Tenant Rep: **CBRE - Paul Cook**

Landlord: **Prologis Group Holdings Ltd**

Tenant SIC: **Transportation Services, Nec**

Lease Notes: Optima Logistics Ltd has taken 185,487 sq ft (17,232 sq m) of industrial space from Prologis Group Holdings Ltd on a 10-year lease at £951,550 pa, equating to £5.13 psf (£55.22 psm). Lamont Commercial Ltd and Savills acted on behalf of Prologis Group Holdings Ltd. CBRE Ltd acted on behalf of Optima Logistics Ltd. The quoting rent was £918,161 pa, equating to £4.95 psf (£53.28 psm). Details confirmed by Lamont Commercial Ltd.

ID# 117638981

18



7,514 SF Industrial Lease Signed Dec 2014 for £8.06/SF (Effective)

Suite 20 - Orion Way - Partial Ground Direct, Leased by Halo Accident Repair Centre Ltd

Crewe, CW1 6NG - Cheshire East Submarket



Asking Rent:		Start Date:	Dec 2014	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£5.98/SF	Term:	10 Years	Breaks:	Dec 2019	On Market:		Building Area:	7,514 SF
Effective Rent:	£8.06/SF	Exp. Date:	Dec 2024	Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep:

Tenant Rep:

Landlord:

Tenant SIC: **Motor Vehicle Supplies**

Lease Notes: Halo Accident Repair Centre Ltd has taken 7,514 sq ft (698 sq m) of ground-floor industrial space from an undisclosed landlord on a 10-year lease at £27,000 pa, equating to £3.59 psf (£38.68 psm) in year-one to reflect a tenant fit-out, rising to £45,000 pa, equating to £5.98 psf (£64.47 psm) in year two, subject an option to break in year five. If no break is exercised the year six rent will be discounted by 25% to £33,750 pa, equating to £4.49 psf (£48.35 psm). Achieved rent confirmed by...

ID# 117471541

Lease Comparables

19



2,689 SF Industrial Lease Signed Dec 2014 for £4.57/SF (Effective)
Suite B8 - First Ave - Direct, Leased by The Balterley Beer Company Ltd
 Crewe, CW1 6BG - Cheshire East Submarket



Asking Rent:	£4.56/SF	Start Date:	Jan 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£4.57/SF	Term:	5 Years	Breaks:		On Market:	67 Mos	Building Area:	14,367 SF
Effective Rent:	£4.57/SF	Exp. Date:	Dec 2019	Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Butters John Bee - Rob Stevenson**

Tenant Rep:

Landlord: **Frayling Investments LLP**

Tenant SIC: **Beer And Ale**

Lease Notes: The Balterley Beer Co. Ltd has taken Unit B8 at 2,689 sq ft (250 sq m) of ground-floor and mezzanine industrial space from Fraylings Holdings Ltd on a five-year lease at £12,300 pa, equating to £4.57 psf (£49.20 psm). Lamont Commercial Ltd and Butters John Bee acted on behalf of the landlord. The quoting rent was £12,262 pa, equating to £4.56 psf (£49.05 psm). Details confirmed by Lamont Commercial Ltd.

ID# 115957711

20



4,378 SF Industrial Lease Signed Dec 2014 for £5.48/SF (Achieved)
Unit 9 Valley Court - Sanderson Way - Direct
 Middlewich, CW10 0GF - Cheshire East Submarket



Asking Rent:	£5.48/SF	Start Date:	Jan 2015	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£5.48/SF	Term:		Breaks:		On Market:	11 Mos	Building Area:	25,038 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£2.39/SF
				Office Area:	914 SF	Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Legat Owen - Mark Diaper**

Tenant Rep:

Landlord: **Land Ranger Services**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken Unit 9 at 4,378 sq ft (407 sq m) of ground-floor and mezzanine industrial space from an undisclosed landlord at £23,991 pa, equating to £5.48 psf (£58.95 psm). Legat Owen Limited acted on behalf of the landlord. The quoting rent was £23,991 pa, equating to £5.48 psf (£58.95 psm). Details confirmed by Legat Owen Limited.

ID# 115995611

21



14,803 SF Industrial Lease Signed Dec 2014 for £5.76/SF (Effective)
Suite B2 Brooke Park - Lower Meadow Rd - Direct, Leased by Pendragon plc
 Wilmslow, SK9 3LP - Cheshire East Submarket



Asking Rent:	£5.76/SF	Start Date:	Dec 2014	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£5.76/SF	Term:	2 Years...	Breaks:		On Market:	15 Mos	Building Area:	14,803 SF
Effective Rent:	£5.76/SF	Exp. Date:	Jun 2017	Reviews:		Build-Out:	Full Build-Out	Rates:	£2.46/SF
				Office Area:	5,958 SF	Dock/Drive In:		Parking Ratio:	

Leasing Rep: **WHR Property Consultants - John Barton**

Tenant Rep:

Landlord: **Goodman**

Tenant SIC: **Automotive Dealers, Nec**

Lease Notes: Pendragon plc has taken 14,803 sq ft (1,375 sq m) of ground and first floor industrial/warehouse space within unit B2 on a lease expiring in June 2017 at £85,265 pa, equating to £5.76 psf (£62 psm). WHR Property Consultants Ltd acted on behalf of the landlord. The quoting rent was £85,265 pa, equating to £5.76 psf (£62 psm). Deal confirmed by WHR Property Consultants Ltd.

ID# 116646661

Lease Comparables

22



156,750 SF Industrial Lease Signed Sep 2014 for £4.50/SF (Effective)
Crossflow 360 - Weston Rd - Sublease, Leased by Expert Logistics Ltd
 Crewe, CW1 6XL - Cheshire East Submarket



Asking Rent:	£4.50/SF	Start Date:	Sep 2014	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£4.50/SF	Term:	2 Years	Breaks:		On Market:	25 Mos	Building Area:	386,750 SF
Effective Rent:	£4.50/SF	Exp. Date:	Sep 2016	Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:	Yes (GRND)/Y...	Parking Ratio:	

Leasing Rep: **JLL - Daniel Burn**

Tenant Rep:

Landlord: **Prologis Group Holdings Ltd**

Tenant SIC: **Courier Serv, Excp By Air**

Lease Notes: Expert Logistics Ltd has taken 156,750 sq ft (14,562 sq m) of industrial space from Tesco plc on a sublease expiring in September 2016 at £705,375 pa, equating to £4.51 psf (£48.44 psm). JLL acted on behalf of Tesco plc. Legal & General is the current owner of the property. The quoting rent was £705,375 pa, equating to £4.50 psf (£48.4 psm). Deal confirmed by JLL.

ID# 121176511

23



9,248 SF Industrial Lease Signed Aug 2014 for £6.06/SF (Asking)
Suite 7 New Office Units - Alsager Rd - Ground Direct, Leased by Hipswing Entertainment's Ltd
 Sandbach, CW11 4RQ - Cheshire East Submarket



Asking Rent:	£6.00/SF-£6.0...	Start Date:	Oct 2014	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:		Term:		Breaks:		On Market:	53 Mos	Building Area:	9,248 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep:

Tenant Rep:

Landlord:

Tenant SIC: **Theatrical Prod & Svcs**

Lease Notes: Hipswing Entertainment's Ltd has taken 9,248 sq ft (859.17 sq m) of ground floor industrial space from a private landlord on confidential terms. The landlord represented themselves. Hipswing Entertainment's Ltd was unrepresented. The quoting rent was £55,488 pa, equating to £6.00 psf (£64.58 psm). Deal confirmed by Rory Mack Associates. EPC Rating confirmed as: C.

ID# 115080301

24



26,989 SF Industrial Lease Signed Jul 2014 for £5.04/SF (Effective)
Unit 1 - Epsom Ave - Direct, Leased by Competition Line (UK) Ltd
 Wilmslow, SK9 3PW - Cheshire East Ret Submarket



Asking Rent:	£5.50/SF	Start Date:	Jul 2014	Rent Free:		Deal Type:	New Lease	Property Type:	Retail Class B
Achieved Rent:	£5.04/SF	Term:	10 Years	Breaks:		On Market:	16 Mos	Building Area:	26,992 SF
Effective Rent:	£5.04/SF	Exp. Date:	Jul 2024	Reviews:		Build-Out:	Full Build-Out	Rates:	£2.19/SF
				Office Area:	2,572 SF	Dock/Drive In:	/Yes (GRND)	Parking Ratio:	2.00/1,000 SF

Leasing Rep: **JLL - Richard Johnson**

Tenant Rep:

Landlord: **Goodman**

Tenant SIC: **Business Services, NEC**

Lease Notes: Competition Line (UK) Ltd has taken 26,898 sq ft (2,507 sq m) of industrial space at Unit 1 from Nottingham County Council Pension Fund on a 10-year lease at £136,000 pa, equating to £5.04 psf (£52 psm). JLL and DTZ acted on behalf of Nottingham County Council Pension Fund. The quoting rent was £142,939 pa, equating to £5.50 psf (£59 psm). Deal confirmed by JLL.

ID# 114540611

Lease Comparables

25



6,054 SF Industrial Lease Signed Jul 2014 for £4.95/SF (Achieved)
Suite 17 - Orion Way - Partial Ground Direct, Leased by Lafert Motors Ltd
 Crewe, CW1 6NG - Cheshire East Submarket



Asking Rent:	Start Date: Jul 2014	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £4.95/SF	Term: 12 Years	Breaks: Jul 2020	On Market:	Building Area: 6,054 SF
Effective Rent:	Exp. Date: Jul 2026	Reviews: Jul 2017...	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep:	Landlord:
Tenant Rep:	Tenant SIC: Motor Vehicles

Lease Notes: Lafert Motors Ltd has taken 6,054 sq ft (562 sq m) of ground-floor industrial space within Unit 17 from an undisclosed landlord on a 12-year lease at £30,000 pa, equating to £4.95 psf (£53.38 psm), subject to a three-yearly rent review and an option to break in year six. Achieved rent confirmed by Lamont Commercial.

ID# 117467911

26



2,795 SF Industrial Lease Signed Apr 2014 for £2.54/SF (Effective)
Workshop / Offices - Rainbow St - Direct, Leased by Global Adventure Sport Ltd
 Crewe, CW1 2AU - Cheshire East Submarket



Asking Rent: £5.00/SF	Start Date: Apr 2014	Rent Free: Spread Over ...	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent: £2.86/SF	Term: 5 Years	Breaks:	On Market: 9 Mos	Building Area: 2,795 SF
Effective Rent: £2.54/SF	Exp. Date: Apr 2019	Reviews: Apr 2017	Build-Out: Full Build-Out	Rates: £4.55/SF
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Buckingham's - Andrew Buckingham	Landlord:
Tenant Rep:	Tenant SIC: Sprng Goods/Bicycle Shops

Lease Notes: Global Adventure Sport Ltd has taken 2,795 sq ft (260 sq m) of ground and first floor industrial/warehouse space from Kendrick Engineering Ltd on a five year lease at £8,000 pa, equating to £2.86 psf (£31 psm), subject to a rent review in year three. Buckingham's acted on behalf of Kendrick Engineering Ltd. A six months rent-free period was agreed. Global Adventure Sport Ltd was unrepresented. The quoting rent was £13,975 pa, equating to £5.00 psf (£54 psm). Achieved rent confirmed...

ID# 114423887

27



33,769 SF Industrial Lease Signed Mar 2014 for £4.21/SF (Effective)
UNIT 7 - Middlewich Rd - Partial Ground Direct, Leased by SIG Trading Ltd
 Crewe, CW2 8UY - Cheshire East Submarket



Asking Rent: £2.79/SF	Start Date: Mar 2014	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £4.21/SF	Term: 6 Years ...	Breaks:	On Market:	Building Area: 50,880 SF
Effective Rent: £4.21/SF	Exp. Date: Jan 2021	Reviews: Jan 2016	Build-Out:	Rates: £2.44/SF
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Legat Owen	Landlord:
Tenant Rep: Wild Commercial Property Ltd - Daniel Wild	Tenant SIC: Manufacturing Industries

Lease Notes: SIG Trading Ltd has taken 33,769 sq ft (3,137 sq m) of ground floor industrial/warehouse space within unit 7 on assignment of an existing lease expiring in January 2021 at a passing rent of £142,375 pa, equating to £4.21 psf (£45.38 psm), subject to five yearly rent reviews. Wild Commercial Property Ltd acted on behalf of the assignor. Andrews Property Investment Ltd is the current landlord the property. The quoting rent was £94,215 pa, equating to £4.21 psf (£30.03psm). Achieved rent...

ID# 114487308

APPENDIX 4

LAND SALES

Cheshire East Residential Development Land Transactions

Postcode	Area	Site	Developer	Net Developable Area (acres)	Price Paid	Price (per net acre)	Date of Acquisition
CW1	Crewe	Bombardier Factory	Countryside	6.55	Not Stated		
		Saxon Gate (Phase 1)	Bloor Homes	33.5	£8,760,381	£261,504	16/06/2014
		Vicarage Fields	Elan Homes	3.14	£1,700,000	£541,401	27/11/2013
		Meadow View	David Wilson		Not Stated		
		Stoneley Park	Taylor Wimpey	14.18	Not Stated		
CW2		College Green	Redrow	4.2	£2,175,000	£517,857	17/10/2013
		The Rookery	Taylor Wimpey		Not Stated		
CW4		Holmes Chapel	Chatsworth Park	Wainhomes	9.3	£2,500,000	£268,817
		Brooklands	Bellway	23.50	£8,217,384	£349,676	13/07/2012
CW5	Nantwich	St Annes Court	Jones Homes	1.09	£620,650	£569,404	25/07/2011
		Stapley Gardens	David Wilson Homes	15.1	£5,000,000	£331,126	12/11/2012
		Oak Close	Taylor Wimpey	4.99	£730,000	£146,293	30/04/2013
		Malbank Waters	Bovis/Barratt				
CW10	Middlewich	Jubilee Pastures	Persimmon	4.75	£1,127,500	£237,368	13/04/2012
		Oak Meadow	Bellway	10.83	Not Stated		
		Abbey Fields	Jones Homes	2.10	£850,000	£403,820	23/08/2013
		Jersey Fields	Stuart Milne Homes	5.41	Not Stated		
CW11	Sandbach	Elsworth Gardens	Barratt Homes				
		Gilberts Cross	David Wilson Homes	4.21	Not Stated		
		Elsworth Park	Persimmon	6.86	Not Stated		
		Old Mill Rd	Barratt Homes	24.21	£10,025,000	£414,085	03/06/2015
		Canal Fields	Bellway	8.2	£4,750,000	£579,268	04/08/2008
		Saxon Lea	Bovis Homes	16.7	£9,300,000	£556,886	28/05/2013
CW12	Congleton	Vicarage Gardens	Pembroke Homes				
		Brook Valley	Bovis Homes				
		Loachbrook Meadow	Bovis Homes				
		Rose Cottages	Bloor Homes				
		Astbury Place	Morris Homes	4.33	£2,350,000	£542,725	11/10/2013
SK9	Wilmslow	Bollin Park	David Wilson/Jones Homes	11.1	£14,500,000	£1,306,306	30/01/2015
SK10/SK11	Macclesfield	Waterhouse Mill	Bellway	9.774	£7,900,000	£808,267	08/05/2013
		Mulberry Park	Redrow	16.8	£13,750,000	£818,452	28/02/2014
		Kingsfield Park	Jones Homes	17.73	£8,236,000	£464,523	03/07/2015
SK12	Disley	Waters Edge	Persimmon/CC	9.7	£6,500,000	£670,103	11/04/2013
ST7	Alsager	Limeacre	Seddon Homes	3.28	£1,850,000	£564,024	31/07/2014
		The Paddocks	Sutart Milne Homes	5.55	£2,992,000	£539,099	05/08/2015
		The Coppice	Miller Homes	13.1	£4,067,000	£310,458	20/05/2013

APPENDIX 5

WYG REPORT

**CHESHIRE EAST COUNCIL****Brief report concerning the effect of scale on building costs in the assessment of viability for Community Infrastructure Levy****1 Introduction**

WYG have been requested by Keppie Massie to give consideration to the matter of applying a factor reflecting the scale of developments being assessed, to costs assessed using data published by Building Cost Information Service, for use within the Economic Viability Appraisals that are being prepared for the assessment of Community Infrastructure Levy. We have also been asked to advise on separate allowances that need to be accounted for when using BCIS Building Costs.

For completeness a copy of the BCIS Summary rebased to Chester is attached to this document. We recommend the use of the Median Cost for Estate Housing (at £1,055 per sq.m) for the purpose of assessing the viability of generic schemes within the Borough when the dwelling typologies are not known (whether terraced, semi-detached or detached dwellings will be provided).

WYG do not consider that BCIS costs fairly reflect the costs of open market developments as the BCIS costs are largely derived from small housing projects that have been let by Registered Providers or Housing Associations. To help account for this fact we consider that scale adjustments have to be made to the costs.

WYG have analysed a large number of schemes (c 150 no) included within the BCIS suite of analyses and have assessed that, for schemes that are predominantly for houses, as distinct from flats, the average size of development is 19 dwellings. It is to be anticipated that most, although probably not all, developments will exceed this number and substantially so.

There are other anomalies that lie within the BCIS costs when used for assessing viability but they are beyond the scope of this report.



2 Scale Adjustments

WYG consider that the following adjustments are reasonable:

Number of Dwellings	Adjustment for scale
5 No	+10%
10 No	+5%
25 No	0
50 No	-2.50%
75 No	-3.50%
150 No	-5%
250 No	-6.50%
500 No	-7.50%
1000 No	-8%

These adjustments are not easy to evidence as Developer's cost details are never published but WYG have recently agreed costs for a very large development with a 15% discount for scale, both the of the Developers and the development size.

3 Contractors Profit

The data from BCIS is based on rates and prices for Contractors acting under a conventional construction contract and thus include a profit and overhead return to the contractor.

Many developers will assume both construction and development risks and the return based on revenues would reflect this. As a result, there would be a double counting of construction profit and deductions need to be made from BCIS based costs to avoid this.

In this instance a deduction of 7% to allow for contractors profit based on the headline BCIS construction costs is considered appropriate.



4 Other Inputs

As detailed earlier within this Report, WYG do not consider that BCIS costs fairly reflect the costs of open market developments.

Notwithstanding this, BCIS Building Costs means the cost of the building, exclusive of external works, preliminaries, fees and contingencies. Allowances for external works, fees and contingencies therefore need to be applied.

We understand that External Works are typically accounted for at 15% of construction costs, and that this comprises an 'industry standard' assumption. WYG consider that this is basic form of analysis, and note that such costs typically vary significantly on a scheme by scheme basis depending on the scale and quality of the works that are required (in addition to Public Open Space requirements). Notwithstanding this, we consider the use of a 15% allowance for external works is appropriate for the purpose of high level viability testing.

Professional fees differ depending on the complexity and scale of the scheme. From the schemes that we see professional fee rates typically range from between 5% and 10% as a proportion of construction costs. Professional fee rates are generally lower for larger schemes. We recommend that the following rates are adopted for the purpose of high level viability testing, although in reality the rates of the larger schemes in particular may well be lower.

Number of Dwellings	Recommended Professional Fee Allowances
5 No	10%
10 No	8%
25 No	7%
50 No	6%
75 No	6%
150 No	6%
250 No	6%
500 No	6%
1000 No	6%

We would recommend that an allowance of 5% for contingencies is included within viability assessments at this stage. This level of contingency is that generally used when assessing the viability of schemes such as those costed here, at this stage of development.

£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 04-Feb-2017 12:20

► Rebased to Cheshire (99; sample 193)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (15)	1,109	537	957	1,082	1,232	2,492	1113
810.1 Estate housing							
Generally (15)	1,084	532	926	1,055	1,194	3,499	1856
Single storey (15)	1,204	623	1,035	1,169	1,368	2,042	313
2-storey (15)	1,056	532	916	1,034	1,165	2,101	1406
3-storey (15)	1,069	689	875	1,013	1,190	2,213	135
4-storey or above (25)	2,009	1,164	-	1,363	-	3,499	3
810.11 Estate housing detached (15)	1,192	818	986	1,240	1,293	1,835	17
810.12 Estate housing semi detached							
Generally (15)	1,089	545	936	1,064	1,208	2,042	434
Single storey (15)	1,260	763	1,078	1,254	1,401	2,042	77
2-storey (15)	1,054	545	930	1,035	1,164	1,867	338
3-storey (15)	1,005	741	835	988	1,085	1,586	19
810.13 Estate housing terraced							
Generally (15)	1,099	535	922	1,057	1,233	3,499	405
Single storey (15)	1,176	704	980	1,106	1,394	1,786	54
2-storey (15)	1,082	535	920	1,054	1,191	2,101	291
3-storey (15)	1,071	698	874	1,004	1,148	2,213	59
4-storey or above (5)	3,499	-	-	-	-	-	1
816. Flats (apartments)							
Generally (15)	1,295	632	1,085	1,235	1,461	4,407	902
1-2 storey (15)	1,223	718	1,060	1,183	1,347	2,346	214
3-5 storey (15)	1,273	632	1,073	1,229	1,446	2,515	607
6+ storey (15)	1,670	947	1,352	1,602	1,822	4,407	77

APPENDIX 6

RESIDENTIAL FINANCIAL APPRAISALS

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Brownfield
V.Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
2 bed	2	139.36	1,614.59	112,505	225,009
3 bed	2	167.22	1,614.59	134,996	269,992
4 bed	1	120.77	1,614.59	194,994	194,994
Totals	5	427.35			689,995

NET REALISATION**689,995****OUTLAY****ACQUISITION COSTS**

Fixed Price	68,750
Residualised Price (Negative land)	145,980
	77,230

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	139.36 m²	1,434.00 pm²	199,842
3 bed	167.22 m²	1,434.00 pm²	239,793
4 bed	120.77 m²	1,434.00 pm²	173,184
Totals	427.35 m²		612,820

612,820

S106	5.00 un	4,000.00 /un	20,000
			20,000

DISPOSAL FEES

Sales and Marketing	3.50%	24,150
		24,150

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	7	Jan 2017
Sale	2	Jul 2017
Total Duration	9	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	2,732
Construction	9,488
Total Finance Cost	6,756

TOTAL COSTS**586,496****PROFIT****103,499****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Brownfield Low
Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
2 bed	2	139.36	2,045.14	142,505	285,011
3 bed	2	167.22	2,045.14	170,994	341,988
4 bed	1	<u>120.77</u>	2,045.14	246,992	<u>246,992</u>
Totals	5	427.35			873,991

NET REALISATION**873,991****OUTLAY****ACQUISITION COSTS**

Fixed Price			68,750	
Residualised Price (Negative land)			5,009	
				63,741
Stamp Duty		4.00%	2,750	
Agent Fee		1.00%	688	
Legal Fee		0.80%	550	
				3,988

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
2 bed	139.36 m²	1,434.00 pm²	199,842	
3 bed	167.22 m²	1,434.00 pm²	239,793	
4 bed	<u>120.77 m²</u>	1,434.00 pm²	<u>173,184</u>	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing		3.50%	30,590	30,590
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	7	Jan 2017
Sale	2	Jul 2017
Total Duration	9	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	2,803	
Construction	8,951	
Total Finance Cost		11,754

TOTAL COSTS**742,892****PROFIT****131,099****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,260.04	157,480	314,959
3 bed	2	167.22	2,260.04	188,962	377,924
4 bed	1	<u>120.77</u>	2,260.04	272,945	<u>272,945</u>
Totals	5	427.35			965,828

NET REALISATION**965,828****OUTLAY****ACQUISITION COSTS**

Development Surplus	17,558			
Fixed Price	120,139			
Total Acquisition		137,697		
Agent Fee	1.00%	1,201		137,697
Legal Fee	0.80%	961		
				2,163

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,434.00 pm ²	199,842	
3 bed	167.22 m ²	1,434.00 pm ²	239,793	
4 bed	<u>120.77 m²</u>	1,434.00 pm ²	<u>173,184</u>	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	33,804		33,804
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	7	Jan 2017
Sale	2	Jul 2017
Total Duration	9	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	5,787	
Construction	8,683	
Total Finance Cost		14,471

TOTAL COSTS**820,954****PROFIT****144,874****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Brownfield Higher Value
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
2 bed	2	139.36	2,421.88	168,757	337,513
3 bed	2	167.22	2,421.88	202,493	404,987
4 bed	1	120.77	2,421.88	292,490	292,490
Totals	5	427.35			1,034,990

NET REALISATION 1,034,990**OUTLAY****ACQUISITION COSTS**

Development Surplus	19,134			
Fixed Price	171,528			
Total Acquisition		190,662		190,662
Stamp Duty	4.00%	431		
Agent Fee	1.00%	1,715		
Legal Fee	0.80%	1,372		3,519

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
2 bed	139.36 m²	1,434.00 pm²	199,842	
3 bed	167.22 m²	1,434.00 pm²	239,793	
4 bed	120.77 m²	1,434.00 pm²	173,184	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	36,225	36,225
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	7	Jan 2017
Sale	2	Jul 2017
Total Duration	9	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	8,035	
Construction	8,482	
Total Finance Cost		16,517

TOTAL COSTS 879,742**PROFIT****155,249****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,960.08	206,258	412,517
3 bed	2	167.22	2,960.08	247,492	494,985
4 bed	1	<u>120.77</u>	2,960.08	357,489	<u>357,489</u>
Totals	5	427.35			1,264,990

NET REALISATION 1,264,990**OUTLAY****ACQUISITION COSTS**

Development Surplus	146,438			
Fixed Price	222,917			
Total Acquisition		369,355		369,355
Stamp Duty			1,458	
Agent Fee	1.00%		2,229	
Legal Fee	0.80%		1,783	
				5,471

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,434.00 pm ²	199,842	
3 bed	167.22 m ²	1,434.00 pm ²	239,793	
4 bed	<u>120.77 m²</u>	1,434.00 pm ²	<u>173,184</u>	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	44,275		44,275
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	7	Jan 2017
Sale	2	Jul 2017
Total Duration	9	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	15,034	
Construction	8,287	
Total Finance Cost		23,321

TOTAL COSTS 1,075,242**PROFIT****189,749****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Brownfield V Low
V Low Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
2 bed	3	209.04	1,614.59	112,505	337,514
3 bed	4	334.44	1,614.59	134,996	539,983
4 bed	3	<u>362.31</u>	1,614.59	194,994	<u>584,982</u>
Totals	10	905.79			1,462,479

NET REALISATION**1,462,479****OUTLAY****ACQUISITION COSTS**

Fixed Price	137,500
Residualised Price (Negative land)	216,354
	78,854

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	209.04 m²	1,343.00 pm²	280,741
3 bed	334.44 m²	1,343.00 pm²	449,153
4 bed	<u>362.31 m²</u>	1,343.00 pm²	<u>486,582</u>
Totals	905.79 m²		1,216,476

1,216,476

S106	10.00 un	4,000.00 /un	40,000
			40,000

DISPOSAL FEES

Sales and Marketing	3.50%	51,187
		51,187

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	9	Jan 2017
Sale	4	Jul 2017
Total Duration	11	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	3,655
Construction	17,953
Total Finance Cost	14,299

TOTAL COSTS**1,243,108****PROFIT****219,372****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Brownfield Low
Low Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	3	209.04	2,045.14	142,505	427,516
3 bed	4	334.44	2,045.14	170,994	683,977
4 bed	3	<u>362.31</u>	2,045.14	246,992	<u>740,975</u>
Totals	10	905.79			1,852,467

NET REALISATION 1,852,467**OUTLAY****ACQUISITION COSTS**

Development Surplus	86,599			
Fixed Price	137,500			
Total Acquisition		224,099		224,099
Agent Fee	1.00%	1,375		
Legal Fee	0.80%	1,100		
				2,475

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	209.04 m ²	1,343.00 pm ²	280,741	
3 bed	334.44 m ²	1,343.00 pm ²	449,153	
4 bed	<u>362.31 m²</u>	1,343.00 pm ²	<u>486,582</u>	
Totals	905.79 m²		1,216,476	1,216,476
S106	10.00 un	4,000.00 /un	40,000	40,000

DISPOSAL FEES

Sales and Marketing	3.50%	64,836		64,836
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	9	Jan 2017
Sale	4	Jul 2017
Total Duration	11	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land	10,839	
Construction	15,873	
Total Finance Cost		26,711

TOTAL COSTS 1,574,597**PROFIT**

277,870

Performance Measures

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
2 bed	3	209.04	2,260.04	157,480	472,439
3 bed	4	334.44	2,260.04	188,962	755,848
4 bed	3	<u>362.31</u>	2,260.04	272,945	<u>818,835</u>
Totals	10	905.79			2,047,122

NET REALISATION**2,047,122****OUTLAY****ACQUISITION COSTS**

Development Surplus	132,345			
Fixed Price	240,278			
Total Acquisition		372,623		372,623
Stamp Duty		1,806		
Agent Fee	1.00%	2,403		
Legal Fee	0.80%	1,922		
				6,131

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
2 bed	209.04 m²	1,343.00 pm²	280,741	
3 bed	334.44 m²	1,343.00 pm²	449,153	
4 bed	<u>362.31 m²</u>	1,343.00 pm²	<u>486,582</u>	
Totals	905.79 m²		1,216,476	1,216,476

S106	10.00 un	4,000.00 /un	40,000	40,000
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DISPOSAL FEES

Sales and Marketing	3.50%	71,649		71,649
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	9	Jan 2017
Sale	4	Jul 2017
Total Duration	11	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	18,081	
Construction	15,093	
Total Finance Cost		33,174

TOTAL COSTS**1,740,053****PROFIT****307,068****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Brownfield Higher
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
2 bed	3	209.04	2,421.88	168,757	506,270
3 bed	4	334.44	2,421.88	202,493	809,974
4 bed	3	<u>362.31</u>	2,421.88	292,490	<u>877,471</u>
Totals	10	905.79			2,193,715

NET REALISATION**2,193,715****OUTLAY****ACQUISITION COSTS**

Development Surplus	137,477			
Fixed Price	343,056			
Total Acquisition		480,533		480,533
Stamp Duty		6,653		
Agent Fee	1.00%	3,431		
Legal Fee	0.80%	2,744		
				12,828

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
2 bed	209.04 m²	1,343.00 pm²	280,741	
3 bed	334.44 m²	1,343.00 pm²	449,153	
4 bed	<u>362.31 m²</u>	1,343.00 pm²	<u>486,582</u>	
Totals	905.79 m²		1,216,476	1,216,476

S106	10.00 un	4,000.00 /un	40,000	40,000
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DISPOSAL FEES

Sales and Marketing	3.50%	76,780		76,780
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	9	Jan 2017
Sale	4	Jul 2017
Total Duration	11	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	23,161	
Construction	14,879	
Total Finance Cost		38,041

TOTAL COSTS**1,864,657****PROFIT****329,057****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	3	209.04	2,960.08	206,258	618,775
3 bed	4	334.44	2,960.08	247,492	989,969
4 bed	3	<u>362.31</u>	2,960.08	357,489	<u>1,072,467</u>
Totals	10	905.79			2,681,211

NET REALISATION 2,681,211**OUTLAY****ACQUISITION COSTS**

Development Surplus	408,835			
Fixed Price	445,833			
Total Acquisition		854,668		854,668
Stamp Duty		11,792		
Agent Fee	1.00%	4,458		
Legal Fee	0.80%	3,567		
			19,817	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	209.04 m ²	1,343.00 pm ²	280,741	
3 bed	334.44 m ²	1,343.00 pm ²	449,153	
4 bed	<u>362.31 m²</u>	1,343.00 pm ²	<u>486,582</u>	
Totals	905.79 m²		1,216,476	1,216,476

S106	10.00 un	4,000.00 /un	40,000	40,000
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DISPOSAL FEES

Sales and Marketing	3.50%	93,842		93,842
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FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	9	Jan 2017
Sale	4	Jul 2017
Total Duration	11	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	40,057	
Construction	14,168	
Total Finance Cost		54,225

TOTAL COSTS 2,279,029**PROFIT** 402,182**Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Brownfield V Low
V. Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	4	278.72	1,614.59	112,505	450,019	0	450,019
3 bed	6	501.66	1,614.59	134,996	809,975	0	809,975
4 bed	7	845.39	1,614.59	194,994	1,364,958	0	1,364,958
2 bed (social rent)	3	209.04	1,614.59	112,505	337,514	202,508	135,006
3 bed (social rent)	2	167.22	1,614.59	134,996	269,992	161,995	107,997
2 bed (intermediate)	1	69.68	1,614.59	112,505	112,505	36,564	75,941
3 bed (intermediate)	2	167.22	1,614.59	134,996	269,992	87,747	182,244
Totals	25	2,238.93			3,614,954	488,815	3,126,139

NET REALISATION

3,126,139

OUTLAY**ACQUISITION COSTS**

Fixed Price	343,750	
Residualised Price (Negative land)	866,248	
	522,498	
Stamp Duty	6,688	
	6,688	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	278.72 m²	1,256.00 pm²	350,072
3 bed	501.66 m²	1,256.00 pm²	630,085
4 bed	845.39 m²	1,256.00 pm²	1,061,810
2 bed (social rent)	209.04 m²	1,256.00 pm²	262,554
3 bed (social rent)	167.22 m²	1,256.00 pm²	210,028
2 bed (intermediate)	69.68 m²	1,256.00 pm²	87,518
3 bed (intermediate)	167.22 m²	1,256.00 pm²	210,028
Totals	2,238.93 m²		2,812,096

2,812,096

S106	25.00 un	4,000.00 /un	100,000
			100,000

DISPOSAL FEES

Sales and Marketing		3.50%	91,873
Affordable Legal Fee	8.00 un	500.00 /un	4,000
			95,873

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	17	Jan 2017
Sale	12	Jul 2017
Total Duration	19	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	36,196
Construction	44,949
Total Finance Cost	8,752

TOTAL COSTS

2,500,912

PROFIT

625,228

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Brownfield Low
Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	4	278.72	2,045.14	142,505	570,021	0	570,021
3 bed	6	501.66	2,045.14	170,994	1,025,965	0	1,025,965
4 bed	7	845.39	2,045.14	246,992	1,728,941	0	1,728,941
2 bed (social rent)	3	209.04	2,045.14	142,505	427,516	256,510	171,006
3 bed (social rent)	2	167.22	2,045.14	170,994	341,988	205,193	136,795
2 bed (intermediate)	1	69.68	2,045.14	142,505	142,505	46,314	96,191
3 bed (intermediate)	<u>2</u>	<u>167.22</u>	<u>2,045.14</u>	<u>170,994</u>	<u>341,988</u>	<u>111,146</u>	<u>230,842</u>
Totals	25	2,238.93			4,578,925	619,163	3,959,762

NET REALISATION**3,959,762****OUTLAY****ACQUISITION COSTS**

Fixed Price		343,750	
Residualised Price (Negative land)		259,683	
			84,067
Stamp Duty		6,688	
Agent Fee	1.00%	3,438	
Legal Fee	0.80%	2,750	
			12,876

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	278.72 m²	1,256.00 pm²	350,072
3 bed	501.66 m²	1,256.00 pm²	630,085
4 bed	845.39 m²	1,256.00 pm²	1,061,810
2 bed (social rent)	209.04 m²	1,256.00 pm²	262,554
3 bed (social rent)	167.22 m²	1,256.00 pm²	210,028
2 bed (intermediate)	69.68 m²	1,256.00 pm²	87,518
3 bed (intermediate)	<u>167.22 m²</u>	<u>1,256.00 pm²</u>	<u>210,028</u>
Totals	2,238.93 m²		2,812,096

2,812,096

S106	25.00 un	4,000.00 /un	100,000
			100,000

DISPOSAL FEES

Sales and Marketing		3.50%	116,372
Affordable Legal Fee	8.00 un	500.00 /un	4,000
			120,372

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	17	Jan 2017
Sale	12	Jul 2017
Total Duration	19	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	6,973
Construction	31,426
Total Finance Cost	38,399

TOTAL COSTS**3,167,810****PROFIT****791,952****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	4	278.72	2,260.04	157,480	629,918	0	629,918
3 bed	6	501.66	2,260.04	188,962	1,133,772	0	1,133,772
4 bed	7	845.39	2,260.04	272,945	1,910,615	0	1,910,615
2 bed (social rent)	3	209.04	2,260.04	157,480	472,439	283,463	188,976
3 bed (social rent)	2	167.22	2,260.04	188,962	377,924	226,754	151,170
2 bed (intermediate)	1	69.68	2,260.04	157,480	157,480	51,181	106,299
3 bed (intermediate)	<u>2</u>	<u>167.22</u>	2,260.04	188,962	<u>377,924</u>	<u>122,825</u>	<u>255,099</u>
Totals	25	2,238.93			5,060,071	684,224	4,375,848

NET REALISATION**4,375,848****OUTLAY****ACQUISITION COSTS**

Fixed Price		600,694	
Residualised Price (Negative land)		231,358	
			369,336
Stamp Duty		19,535	
Agent Fee	1.00%	6,007	
Legal Fee	0.80%	4,806	
			30,347

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	278.72 m²	1,256.00 pm²	350,072
3 bed	501.66 m²	1,256.00 pm²	630,085
4 bed	845.39 m²	1,256.00 pm²	1,061,810
2 bed (social rent)	209.04 m²	1,256.00 pm²	262,554
3 bed (social rent)	167.22 m²	1,256.00 pm²	210,028
2 bed (intermediate)	69.68 m²	1,256.00 pm²	87,518
3 bed (intermediate)	<u>167.22 m²</u>	1,256.00 pm²	<u>210,028</u>
Totals	2,238.93 m²		2,812,096

2,812,096

S106	25.00 un	4,000.00 /un	100,000
			100,000

DISPOSAL FEES

Sales and Marketing		3.50%	128,601
Affordable Legal Fee	8.00 un	500.00 /un	4,000
			132,601

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	17	Jan 2017
Sale	12	Jul 2017
Total Duration	19	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	27,981
Construction	28,317
Total Finance Cost	56,298

TOTAL COSTS**3,500,678****PROFIT****875,170****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Brownfield Higher
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	4	278.72	2,421.88	168,757	675,026	0	675,026
3 bed	6	501.66	2,421.88	202,493	1,214,960	0	1,214,960
4 bed	7	845.39	2,421.88	292,490	2,047,433	0	2,047,433
2 bed (social rent)	3	209.04	2,421.88	168,757	506,270	303,762	202,508
3 bed (social rent)	2	167.22	2,421.88	202,493	404,987	242,992	161,995
2 bed (intermediate)	1	69.68	2,421.88	168,757	168,757	54,846	113,911
3 bed (intermediate)	2	167.22	2,421.88	202,493	404,987	131,621	273,366
Totals	25	2,238.93			5,422,420	733,221	4,689,199

NET REALISATION**4,689,199****OUTLAY****ACQUISITION COSTS**

Fixed Price	857,639	
Residualised Price (Negative land)	277,905	
Stamp Duty	32,382	579,734
Agent Fee	1.00% 8,576	
Legal Fee	0.80% 6,861	
		47,820

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	278.72 m²	1,256.00 pm²	350,072
3 bed	501.66 m²	1,256.00 pm²	630,085
4 bed	845.39 m²	1,256.00 pm²	1,061,810
2 bed (social rent)	209.04 m²	1,256.00 pm²	262,554
3 bed (social rent)	167.22 m²	1,256.00 pm²	210,028
2 bed (intermediate)	69.68 m²	1,256.00 pm²	87,518
3 bed (intermediate)	167.22 m²	1,256.00 pm²	210,028
Totals	2,238.93 m²		2,812,096

2,812,096

S106	25.00 un	4,000.00 /un	100,000
			100,000

DISPOSAL FEES

Sales and Marketing		3.50%	137,810
Affordable Legal Fee	8.00 un	500.00 /un	4,000
			141,810

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	17	Jan 2017
Sale	12	Jul 2017
Total Duration	19	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	43,085
Construction	26,815
Total Finance Cost	69,900

TOTAL COSTS**3,751,359****PROFIT****937,840****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	4	278.72	2,960.08	206,258	825,033	0	825,033
3 bed	6	501.66	2,960.08	247,492	1,484,954	0	1,484,954
4 bed	7	845.39	2,960.08	357,489	2,502,422	0	2,502,422
2 bed (social rent)	3	209.04	2,960.08	206,258	618,775	371,265	247,510
3 bed (social rent)	2	167.22	2,960.08	247,492	494,985	296,991	197,994
2 bed (intermediate)	1	69.68	2,960.08	206,258	206,258	67,034	139,224
3 bed (intermediate)	2	167.22	2,960.08	247,492	494,985	160,870	334,115
Totals	25	2,238.93			6,627,412	896,160	5,731,252

NET REALISATION 5,731,252**OUTLAY****ACQUISITION COSTS**

Development Surplus	205,327		
Fixed Price	1,114,583		
Total Acquisition		1,319,910	
			1,319,910
Stamp Duty		45,229	
Agent Fee	1.00%	11,146	
Legal Fee	0.80%	8,917	
			65,291

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	278.72 m²	1,256.00 pm²	350,072
3 bed	501.66 m²	1,256.00 pm²	630,085
4 bed	845.39 m²	1,256.00 pm²	1,061,810
2 bed (social rent)	209.04 m²	1,256.00 pm²	262,554
3 bed (social rent)	167.22 m²	1,256.00 pm²	210,028
2 bed (intermediate)	69.68 m²	1,256.00 pm²	87,518
3 bed (intermediate)	167.22 m²	1,256.00 pm²	210,028
Totals	2,238.93 m²		2,812,096

S106	25.00 un	4,000.00 /un	100,000
			100,000

DISPOSAL FEES

Sales and Marketing		3.50%	168,434
Affordable Legal Fee	8.00 un	500.00 /un	4,000
			172,434

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	17	Jan 2017
Sale	12	Jul 2017
Total Duration	19	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land		91,959
Construction		23,311
Total Finance Cost		115,270

TOTAL COSTS 4,585,002**PROFIT** 1,146,250**Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Brownfield V Low
V. Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	7	487.76	1,614.59	112,505	787,532	0	787,532
3 bed	13	1,086.93	1,614.59	134,996	1,754,946	0	1,754,946
4 bed	15	1,811.55	1,614.59	194,994	2,924,911	0	2,924,911
2 bed (social rent)	5	348.40	1,614.59	112,505	562,523	337,514	225,009
3 bed (social rent)	5	418.05	1,614.59	134,996	674,979	404,988	269,992
2 bed (intermediate)	3	209.04	1,614.59	112,505	337,514	109,692	227,822
3 bed (intermediate)	2	167.22	1,614.59	134,996	269,992	87,747	182,244
Totals	50	4,528.95			7,312,397	939,941	6,372,457

NET REALISATION**6,372,457****OUTLAY****ACQUISITION COSTS**

Fixed Price	687,500	
Residualised Price (Negative land)	1,562,031	
Stamp Duty	23,875	874,531
		23,875

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	487.76 m²	1,224.00 pm²	597,018
3 bed	1,086.93 m²	1,224.00 pm²	1,330,402
4 bed	1,811.55 m²	1,224.00 pm²	2,217,337
2 bed (social rent)	348.40 m²	1,224.00 pm²	426,442
3 bed (social rent)	418.05 m²	1,224.00 pm²	511,693
2 bed (intermediate)	209.04 m²	1,224.00 pm²	255,865
3 bed (intermediate)	167.22 m²	1,224.00 pm²	204,677
Totals	4,528.95 m²		5,543,435

5,543,435

S106	50.00 un	4,000.00 /un	200,000	200,000
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DISPOSAL FEES

Sales and Marketing		3.50%	191,359	
Affordable Legal Fee	15.00 un	500.00 /un	7,500	198,859

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	29	Jan 2017
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)	
Land	89,809
Construction	96,137
Total Finance Cost	6,328

TOTAL COSTS**5,097,965****PROFIT****1,274,491****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Brownfield Low
Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	7	487.76	2,045.14	142,505	997,537	0	997,537
3 bed	13	1,086.93	2,045.14	170,994	2,222,924	0	2,222,924
4 bed	15	1,811.55	2,045.14	246,992	3,704,873	0	3,704,873
2 bed (social rent)	5	348.40	2,045.14	142,505	712,527	427,516	285,011
3 bed (social rent)	5	418.05	2,045.14	170,994	854,971	512,982	341,988
2 bed (intermediate)	3	209.04	2,045.14	142,505	427,516	138,943	288,573
3 bed (intermediate)	2	167.22	2,045.14	170,994	341,988	111,146	230,842
Totals	50	4,528.95			9,262,337	1,190,587	8,071,749

NET REALISATION**8,071,749****OUTLAY****ACQUISITION COSTS**

Fixed Price		687,500	
Residualised Price (Negative land)		351,058	
			336,442
Stamp Duty		23,875	
Agent Fee	1.00%	6,875	
Legal Fee	0.80%	5,500	
			36,250

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	487.76 m²	1,224.00 pm²	597,018
3 bed	1,086.93 m²	1,224.00 pm²	1,330,402
4 bed	1,811.55 m²	1,224.00 pm²	2,217,337
2 bed (social rent)	348.40 m²	1,224.00 pm²	426,442
3 bed (social rent)	418.05 m²	1,224.00 pm²	511,693
2 bed (intermediate)	209.04 m²	1,224.00 pm²	255,865
3 bed (intermediate)	167.22 m²	1,224.00 pm²	204,677
Totals	4,528.95 m²		5,543,435

5,543,435

S106	50.00 un	4,000.00 /un	200,000
			200,000

DISPOSAL FEES

Sales and Marketing		3.50%	242,387
Affordable Legal Fee	15.00 un	500.00 /un	7,500
			249,887

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	29	Jan 2017
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	38,598
Construction	52,788
Total Finance Cost	91,386

TOTAL COSTS**6,457,399****PROFIT****1,614,350****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	7	487.76	2,260.04	157,480	1,102,357	0	1,102,357
3 bed	13	1,086.93	2,260.04	188,962	2,456,505	0	2,456,505
4 bed	15	1,811.55	2,260.04	272,945	4,094,175	0	4,094,175
2 bed (social rent)	5	348.40	2,260.04	157,480	787,398	472,439	314,959
3 bed (social rent)	5	418.05	2,260.04	188,962	944,810	566,886	377,924
2 bed (intermediate)	3	209.04	2,260.04	157,480	472,439	153,543	318,896
3 bed (intermediate)	2	167.22	2,260.04	188,962	377,924	122,825	255,099
Totals	50	4,528.95			10,235,608	1,315,692	8,919,916

NET REALISATION**8,919,916****OUTLAY****ACQUISITION COSTS**

Fixed Price		1,201,389	
Residualised Price (Negative land)		299,286	
			902,103
Stamp Duty		49,569	
Agent Fee	1.00%	12,014	
Legal Fee	0.80%	9,611	
			71,194

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	487.76 m²	1,224.00 pm²	597,018
3 bed	1,086.93 m²	1,224.00 pm²	1,330,402
4 bed	1,811.55 m²	1,224.00 pm²	2,217,337
2 bed (social rent)	348.40 m²	1,224.00 pm²	426,442
3 bed (social rent)	418.05 m²	1,224.00 pm²	511,693
2 bed (intermediate)	209.04 m²	1,224.00 pm²	255,865
3 bed (intermediate)	167.22 m²	1,224.00 pm²	204,677
Totals	4,528.95 m²		5,543,435

5,543,435

S106	50.00 un	4,000.00 /un	200,000
			200,000

DISPOSAL FEES

Sales and Marketing		3.50%	267,856
Affordable Legal Fee	15.00 un	500.00 /un	7,500
			275,356

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	29	Jan 2017
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)	
Land	98,388
Construction	45,457
Total Finance Cost	143,845

TOTAL COSTS**7,135,933****PROFIT****1,783,983****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Brownfield Higher
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	7	487.76	2,421.88	168,757	1,181,296	0	1,181,296
3 bed	13	1,086.93	2,421.88	202,493	2,632,414	0	2,632,414
4 bed	15	1,811.55	2,421.88	292,490	4,387,357	0	4,387,357
2 bed (social rent)	5	348.40	2,421.88	168,757	843,783	506,270	337,513
3 bed (social rent)	5	418.05	2,421.88	202,493	1,012,467	607,480	404,987
2 bed (intermediate)	3	209.04	2,421.88	168,757	506,270	164,538	341,732
3 bed (intermediate)	2	167.22	2,421.88	202,493	404,987	131,621	273,366
Totals	50	4,528.95			10,968,573	1,409,908	9,558,665

NET REALISATION**9,558,665****OUTLAY****ACQUISITION COSTS**

Fixed Price		1,715,278	
Residualised Price (Negative land)		396,599	
			1,318,679
Stamp Duty		75,364	
Agent Fee	1.00%	17,153	
Legal Fee	0.80%	13,722	
			106,239

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	487.76 m²	1,224.00 pm²	597,018
3 bed	1,086.93 m²	1,224.00 pm²	1,330,402
4 bed	1,811.55 m²	1,224.00 pm²	2,217,337
2 bed (social rent)	348.40 m²	1,224.00 pm²	426,442
3 bed (social rent)	418.05 m²	1,224.00 pm²	511,693
2 bed (intermediate)	209.04 m²	1,224.00 pm²	255,865
3 bed (intermediate)	167.22 m²	1,224.00 pm²	204,677
Totals	4,528.95 m²		5,543,435

5,543,435

S106	50.00 un	4,000.00 /un	200,000
			200,000

DISPOSAL FEES

Sales and Marketing		3.50%	287,037
Affordable Legal Fee	15.00 un	500.00 /un	7,500
			294,537

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	29	Jan 2017
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	142,285
Construction	41,757
Total Finance Cost	184,042

TOTAL COSTS**7,646,932****PROFIT****1,911,733****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	7	487.76	2,960.08	206,258	1,443,809	0	1,443,809
3 bed	13	1,086.93	2,960.08	247,492	3,217,400	0	3,217,400
4 bed	15	1,811.55	2,960.08	357,489	5,362,333	0	5,362,333
2 bed (social rent)	5	348.40	2,960.08	206,258	1,031,292	618,775	412,517
3 bed (social rent)	5	418.05	2,960.08	247,492	1,237,461	742,477	494,985
2 bed (intermediate)	3	209.04	2,960.08	206,258	618,775	201,102	417,673
3 bed (intermediate)	2	<u>167.22</u>	2,960.08	247,492	<u>494,985</u>	<u>160,870</u>	<u>334,115</u>
Totals	50	4,528.95			13,406,054	1,723,224	11,682,830

NET REALISATION**11,682,830****OUTLAY****ACQUISITION COSTS**

Development Surplus	554,550		
Fixed Price	2,229,167		
Total Acquisition		2,783,717	
			2,783,717
Stamp Duty		100,958	
Agent Fee	1.00%	22,292	
Legal Fee	0.80%	17,833	
			141,083

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	487.76 m²	1,224.00 pm²	597,018
3 bed	1,086.93 m²	1,224.00 pm²	1,330,402
4 bed	1,811.55 m²	1,224.00 pm²	2,217,337
2 bed (social rent)	348.40 m²	1,224.00 pm²	426,442
3 bed (social rent)	418.05 m²	1,224.00 pm²	511,693
2 bed (intermediate)	209.04 m²	1,224.00 pm²	255,865
3 bed (intermediate)	<u>167.22 m²</u>	1,224.00 pm²	<u>204,677</u>
Totals	4,528.95 m²		5,543,435

S106	50.00 un	4,000.00 /un	200,000
			200,000

DISPOSAL FEES

Sales and Marketing		3.50%	350,824
Affordable Legal Fee	15.00 un	500.00 /un	7,500
			358,324

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	29	Jan 2017
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land		285,100
Construction		34,606
Total Finance Cost		319,706

TOTAL COSTS**9,346,264****PROFIT****2,336,566****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Brownfield V Low
V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	12	836.16	1,614.59	112,505	1,350,056	0	1,350,056
3 bed	18	1,504.98	1,614.59	134,996	2,429,926	0	2,429,926
4 bed	22	2,656.94	1,614.59	194,994	4,289,869	0	4,289,869
2 bed (social rent)	7	487.76	1,614.59	112,505	787,532	472,519	315,013
3 bed (social rent)	8	668.88	1,614.59	134,996	1,079,967	647,980	431,987
2 bed (intermediate)	4	278.72	1,614.59	112,505	450,019	146,256	303,763
3 bed (intermediate)	4	334.44	1,614.59	134,996	539,983	175,495	364,489
Totals	75	6,767.88			10,927,351	1,442,250	9,485,101

NET REALISATION

9,485,101

OUTLAY**ACQUISITION COSTS**

Fixed Price	1,031,250	
Residualised Price (Negative land)	2,307,275	
		1,276,025
Stamp Duty	41,063	
		41,063

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	836.16 m²	1,212.00 pm²	1,013,426
3 bed	1,504.98 m²	1,212.00 pm²	1,824,036
4 bed	2,656.94 m²	1,212.00 pm²	3,220,211
2 bed (social rent)	487.76 m²	1,212.00 pm²	591,165
3 bed (social rent)	668.88 m²	1,212.00 pm²	810,683
2 bed (intermediate)	278.72 m²	1,212.00 pm²	337,809
3 bed (intermediate)	334.44 m²	1,212.00 pm²	405,341
Totals	6,767.88 m²		8,202,671

8,202,671

S106	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	282,445
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			293,945

FINANCE

Timescale	Duration	Commences
Construction	29	Dec 2016
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	164,858	
Construction	191,286	
Total Finance Cost		26,428

TOTAL COSTS

7,588,081

PROFIT

1,897,020

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Brownfield Low
Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	12	836.16	2,045.14	142,505	1,710,064	0	1,710,064
3 bed	18	1,504.98	2,045.14	170,994	3,077,895	0	3,077,895
4 bed	22	2,656.94	2,045.14	246,992	5,433,814	0	5,433,814
2 bed (social rent)	7	487.76	2,045.14	142,505	997,537	598,522	399,015
3 bed (social rent)	8	668.88	2,045.14	170,994	1,367,953	820,772	547,181
2 bed (intermediate)	4	278.72	2,045.14	142,505	570,021	185,257	384,764
3 bed (intermediate)	4	334.44	2,045.14	170,994	683,977	222,292	461,684
Totals	75	6,767.88			13,841,262	1,828,844	12,014,418

NET REALISATION**12,014,418****OUTLAY****ACQUISITION COSTS**

Fixed Price		1,031,250	
Residualised Price (Negative land)		523,016	
			508,234
Stamp Duty		41,063	
Agent Fee	1.00%	10,313	
Legal Fee	0.80%	8,250	
			59,626

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	836.16 m²	1,212.00 pm²	1,013,426
3 bed	1,504.98 m²	1,212.00 pm²	1,824,036
4 bed	2,656.94 m²	1,212.00 pm²	3,220,211
2 bed (social rent)	487.76 m²	1,212.00 pm²	591,165
3 bed (social rent)	668.88 m²	1,212.00 pm²	810,683
2 bed (intermediate)	278.72 m²	1,212.00 pm²	337,809
3 bed (intermediate)	334.44 m²	1,212.00 pm²	405,341
Totals	6,767.88 m²		8,202,671

8,202,671

S106	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	357,782
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			369,262

FINANCE

Timescale	Duration	Commences
Construction	29	Dec 2016
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	64,591
Construction	107,151
Total Finance Cost	171,742

9,611,535**TOTAL COSTS****2,402,884****PROFIT****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	12	836.16	2,260.04	157,480	1,889,755	0	1,889,755
3 bed	18	1,504.98	2,260.04	188,962	3,401,315	0	3,401,315
4 bed	22	2,656.94	2,260.04	272,945	6,004,791	0	6,004,791
2 bed (social rent)	7	487.76	2,260.04	157,480	1,102,357	661,414	440,943
3 bed (social rent)	8	668.88	2,260.04	188,962	1,511,696	907,017	604,678
2 bed (intermediate)	4	278.72	2,260.04	157,480	629,918	204,723	425,195
3 bed (intermediate)	4	334.44	2,260.04	188,962	755,848	245,651	510,197
Totals	75	6,767.88			15,295,680	2,018,806	13,276,874

NET REALISATION**13,276,874****OUTLAY****ACQUISITION COSTS**

Fixed Price	1,802,083	
Residualised Price (Negative land)	453,843	
		1,348,240
Stamp Duty	79,604	
Agent Fee	1.00%	18,021
Legal Fee	0.80%	14,417
		112,041

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	836.16 m²	1,212.00 pm²	1,013,426
3 bed	1,504.98 m²	1,212.00 pm²	1,824,036
4 bed	2,656.94 m²	1,212.00 pm²	3,220,211
2 bed (social rent)	487.76 m²	1,212.00 pm²	591,165
3 bed (social rent)	668.88 m²	1,212.00 pm²	810,683
2 bed (intermediate)	278.72 m²	1,212.00 pm²	337,809
3 bed (intermediate)	334.44 m²	1,212.00 pm²	405,341
Totals	6,767.88 m²		8,202,671

S106	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	395,355
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			406,855

FINANCE

Timescale	Duration	Commences
Construction	29	Dec 2016
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)	
Land	159,482
Construction	92,230
Total Finance Cost	251,692

TOTAL COSTS**10,621,499****PROFIT****2,655,375****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Brownfield Higher
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	12	836.16	2,421.88	168,757	2,025,079	0	2,025,079
3 bed	18	1,504.98	2,421.88	202,493	3,644,881	0	3,644,881
4 bed	22	2,656.94	2,421.88	292,490	6,434,790	0	6,434,790
2 bed (social rent)	7	487.76	2,421.88	168,757	1,181,296	708,778	472,518
3 bed (social rent)	8	668.88	2,421.88	202,493	1,619,947	971,968	647,979
2 bed (intermediate)	4	278.72	2,421.88	168,757	675,026	219,384	455,643
3 bed (intermediate)	4	334.44	2,421.88	202,493	809,974	263,241	546,732
Totals	75	6,767.88			16,390,993	2,163,371	14,227,622

NET REALISATION**14,227,622****OUTLAY****ACQUISITION COSTS**

Fixed Price		2,572,917	
Residualised Price (Negative land)		605,721	
			1,967,196
Stamp Duty		118,146	
Agent Fee	1.00%	25,729	
Legal Fee	0.80%	20,583	
			164,459

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	836.16 m²	1,212.00 pm²	1,013,426
3 bed	1,504.98 m²	1,212.00 pm²	1,824,036
4 bed	2,656.94 m²	1,212.00 pm²	3,220,211
2 bed (social rent)	487.76 m²	1,212.00 pm²	591,165
3 bed (social rent)	668.88 m²	1,212.00 pm²	810,683
2 bed (intermediate)	278.72 m²	1,212.00 pm²	337,809
3 bed (intermediate)	334.44 m²	1,212.00 pm²	405,341
Totals	6,767.88 m²		8,202,671

S106	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	423,666
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			435,166

FINANCE

Timescale	Duration	Commences
Construction	29	Dec 2016
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)			
Land		227,722	
Construction		84,884	
Total Finance Cost			312,607

TOTAL COSTS**11,382,098****PROFIT****2,845,524****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	12	836.16	2,960.08	206,258	2,475,100	0	2,475,100
3 bed	18	1,504.98	2,960.08	247,492	4,454,861	0	4,454,861
4 bed	22	2,656.94	2,960.08	357,489	7,864,755	0	7,864,755
2 bed (social rent)	7	487.76	2,960.08	206,258	1,443,809	866,285	577,523
3 bed (social rent)	8	668.88	2,960.08	247,492	1,979,938	1,187,963	791,975
2 bed (intermediate)	4	278.72	2,960.08	206,258	825,033	268,136	556,898
3 bed (intermediate)	4	334.44	2,960.08	247,492	989,969	321,740	668,229
Totals	75	6,767.88			20,033,466	2,644,124	17,389,342

NET REALISATION**17,389,342****OUTLAY****ACQUISITION COSTS**

Development Surplus	802,380		
Fixed Price	3,343,750		
Total Acquisition		4,146,130	
Stamp Duty		156,688	4,146,130
Agent Fee	1.00%	33,438	
Legal Fee	0.80%	26,750	
			216,876

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
2 bed	836.16 m ²	1,212.00 pm ²	1,013,426
3 bed	1,504.98 m ²	1,212.00 pm ²	1,824,036
4 bed	2,656.94 m ²	1,212.00 pm ²	3,220,211
2 bed (social rent)	487.76 m ²	1,212.00 pm ²	591,165
3 bed (social rent)	668.88 m ²	1,212.00 pm ²	810,683
2 bed (intermediate)	278.72 m ²	1,212.00 pm ²	337,809
3 bed (intermediate)	334.44 m ²	1,212.00 pm ²	405,341
Totals	6,767.88 m²		8,202,671

S106	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	517,815
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			529,315

FINANCE

Timescale	Duration	Commences
Construction	29	Dec 2016
Sale	25	Jul 2017
Total Duration	32	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land	446,140	
Construction	70,343	
Total Finance Cost		516,483

TOTAL COSTS**13,911,474****PROFIT****3,477,868****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Brownfield v low
V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	22	1,532.96	1,614.59	112,505	2,475,102	0	2,475,102
3 bed	38	3,177.18	1,614.59	134,996	5,129,843	0	5,129,843
4 bed	45	5,434.65	1,614.59	194,994	8,774,732	0	8,774,732
2 bed (social rent)	15	1,045.20	1,614.59	112,505	1,687,569	1,012,542	675,028
3 bed (social rent)	14	1,170.54	1,614.59	134,996	1,889,942	1,133,965	755,977
2 bed (intermediate)	8	557.44	1,614.59	112,505	900,037	292,512	607,525
3 bed (intermediate)	8	668.88	1,614.59	134,996	1,079,967	350,969	728,978
Totals	150	13,586.85			21,937,192	2,790,008	19,147,184

NET REALISATION**19,147,184****OUTLAY****ACQUISITION COSTS**

Fixed Price	2,062,500	
Residualised Price (Negative land)	4,242,353	
	2,179,853	
Stamp Duty	92,625	
	92,625	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
2 bed	1,532.96 m²	1,193.00 pm²	1,828,821	
3 bed	3,177.18 m²	1,193.00 pm²	3,790,376	
4 bed	5,434.65 m²	1,193.00 pm²	6,483,537	
2 bed (social rent)	1,045.20 m²	1,193.00 pm²	1,246,924	
3 bed (social rent)	1,170.54 m²	1,193.00 pm²	1,396,454	
2 bed (intermediate)	557.44 m²	1,193.00 pm²	665,026	
3 bed (intermediate)	668.88 m²	1,193.00 pm²	797,974	
Totals	13,586.85 m²		16,209,112	16,209,112

S106	150.00 un	4,000.00 /un	600,000	600,000
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DISPOSAL FEES

Sales and Marketing		3.50%	573,289	
Affordable Legal Fee	45.00 un	500.00 /un	22,500	595,789

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	54	Jan 2017
Sale	50	Jul 2017
Total Duration	57	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)	
Land	246,835
Construction	246,915
Total Finance Cost	79

TOTAL COSTS**15,317,752****PROFIT****3,829,432****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Brownfield Low
Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	22	1,532.96	2,045.14	142,505	3,135,118	0	3,135,118
3 bed	38	3,177.18	2,045.14	170,994	6,497,778	0	6,497,778
4 bed	45	5,434.65	2,045.14	246,992	11,114,620	0	11,114,620
2 bed (social rent)	15	1,045.20	2,045.14	142,505	2,137,580	1,282,548	855,032
3 bed (social rent)	14	1,170.54	2,045.14	170,994	2,393,918	1,436,351	957,567
2 bed (intermediate)	8	557.44	2,045.14	142,505	1,140,043	370,514	769,529
3 bed (intermediate)	8	<u>668.88</u>	2,045.14	170,994	<u>1,367,953</u>	<u>444,585</u>	<u>923,368</u>
Totals	150	13,586.85			27,787,010	3,533,998	24,253,013

NET REALISATION**24,253,013****OUTLAY****ACQUISITION COSTS**

Fixed Price	2,062,500	
Residualised Price (Negative land)	685,691	
	1,376,809	
Stamp Duty	92,625	
Agent Fee	20,625	
Legal Fee	16,500	
	129,750	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
2 bed	1,532.96 m ²	1,193.00 pm ²	1,828,821
3 bed	3,177.18 m ²	1,193.00 pm ²	3,790,376
4 bed	5,434.65 m ²	1,193.00 pm ²	6,483,537
2 bed (social rent)	1,045.20 m ²	1,193.00 pm ²	1,246,924
3 bed (social rent)	1,170.54 m ²	1,193.00 pm ²	1,396,454
2 bed (intermediate)	557.44 m ²	1,193.00 pm ²	665,026
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm ²	<u>797,974</u>
Totals	13,586.85 m²		16,209,112

16,209,112

S106	150.00 un	4,000.00 /un	600,000
			600,000

DISPOSAL FEES

Sales and Marketing		3.50%	726,163
Affordable Legal Fee	45.00 un	500.00 /un	22,500
			748,663

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	54	Jan 2017
Sale	50	Jul 2017
Total Duration	57	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)	
Land	219,625
Construction	118,450
Total Finance Cost	338,076

TOTAL COSTS**19,402,410****PROFIT****4,850,603****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	22	1,532.96	2,260.04	157,480	3,464,551	0	3,464,551
3 bed	38	3,177.18	2,260.04	188,962	7,180,554	0	7,180,554
4 bed	45	5,434.65	2,260.04	272,945	12,282,526	0	12,282,526
2 bed (social rent)	15	1,045.20	2,260.04	157,480	2,362,194	1,417,316	944,878
3 bed (social rent)	14	1,170.54	2,260.04	188,962	2,645,467	1,587,280	1,058,187
2 bed (intermediate)	8	557.44	2,260.04	157,480	1,259,837	409,447	850,390
3 bed (intermediate)	8	<u>668.88</u>	2,260.04	188,962	<u>1,511,696</u>	<u>491,301</u>	<u>1,020,394</u>
Totals	150	13,586.85			30,706,824	3,905,345	26,801,480

NET REALISATION**26,801,480****OUTLAY****ACQUISITION COSTS**

Fixed Price		3,604,167	
Residualised Price (Negative land)		608,633	
			2,995,534
Stamp Duty		169,708	
Agent Fee	1.00%	36,042	
Legal Fee	0.80%	28,833	
			234,583

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	1,532.96 m²	1,193.00 pm²	1,828,821
3 bed	3,177.18 m²	1,193.00 pm²	3,790,376
4 bed	5,434.65 m²	1,193.00 pm²	6,483,537
2 bed (social rent)	1,045.20 m²	1,193.00 pm²	1,246,924
3 bed (social rent)	1,170.54 m²	1,193.00 pm²	1,396,454
2 bed (intermediate)	557.44 m²	1,193.00 pm²	665,026
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm²	<u>797,974</u>
Totals	13,586.85 m²		16,209,112

S106	150.00 un	4,000.00 /un	600,000
			600,000

DISPOSAL FEES

Sales and Marketing		3.50%	802,467
Affordable Legal Fee	45.00 un	500.00 /un	22,500
			824,967

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	54	Jan 2017
Sale	50	Jul 2017
Total Duration	57	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	477,499
Construction	99,489
Total Finance Cost	576,988

TOTAL COSTS**21,441,184****PROFIT****5,360,296****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Brownfield High
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	22	1,532.96	2,421.88	168,757	3,712,645	0	3,712,645
3 bed	38	3,177.18	2,421.88	202,493	7,694,749	0	7,694,749
4 bed	45	5,434.65	2,421.88	292,490	13,162,070	0	13,162,070
2 bed (social rent)	15	1,045.20	2,421.88	168,757	2,531,349	1,518,809	1,012,540
3 bed (social rent)	14	1,170.54	2,421.88	202,493	2,834,907	1,700,944	1,133,963
2 bed (intermediate)	8	557.44	2,421.88	168,757	1,350,053	438,767	911,286
3 bed (intermediate)	8	668.88	2,421.88	202,493	1,619,947	526,483	1,093,464
Totals	150	13,586.85			32,905,720	4,185,004	28,720,716

NET REALISATION**28,720,716****OUTLAY****ACQUISITION COSTS**

Fixed Price		5,145,833	
Residualised Price (Negative land)		963,596	
			4,182,237
Stamp Duty		246,792	
Agent Fee	1.00%	51,458	
Legal Fee	0.80%	41,167	
			339,417

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	1,532.96 m²	1,193.00 pm²	1,828,821
3 bed	3,177.18 m²	1,193.00 pm²	3,790,376
4 bed	5,434.65 m²	1,193.00 pm²	6,483,537
2 bed (social rent)	1,045.20 m²	1,193.00 pm²	1,246,924
3 bed (social rent)	1,170.54 m²	1,193.00 pm²	1,396,454
2 bed (intermediate)	557.44 m²	1,193.00 pm²	665,026
3 bed (intermediate)	668.88 m²	1,193.00 pm²	797,974
Totals	13,586.85 m²		16,209,112

16,209,112

S106	150.00 un	4,000.00 /un	600,000
			600,000

DISPOSAL FEES

Sales and Marketing		3.50%	859,931
Affordable Legal Fee	45.00 un	500.00 /un	22,500
			882,431

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	54	Jan 2017
Sale	50	Jul 2017
Total Duration	57	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	673,045
Construction	90,331
Total Finance Cost	763,376

22,976,573**TOTAL COSTS****PROFIT****5,744,143****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	22	1,532.96	2,960.08	206,258	4,537,684	0	4,537,684
3 bed	38	3,177.18	2,960.08	247,492	9,404,707	0	9,404,707
4 bed	45	5,434.65	2,960.08	357,489	16,086,999	0	16,086,999
2 bed (social rent)	15	1,045.20	2,960.08	206,258	3,093,876	1,856,325	1,237,550
3 bed (social rent)	14	1,170.54	2,960.08	247,492	3,464,892	2,078,935	1,385,957
2 bed (intermediate)	8	557.44	2,960.08	206,258	1,650,067	536,272	1,113,795
3 bed (intermediate)	8	<u>668.88</u>	2,960.08	247,492	<u>1,979,938</u>	<u>643,480</u>	<u>1,336,458</u>
Totals	150	13,586.85			40,218,163	5,115,012	35,103,151

NET REALISATION**35,103,151****OUTLAY****ACQUISITION COSTS**

Development Surplus	1,667,754		
Fixed Price	6,687,500		
Total Acquisition		8,355,254	
Stamp Duty		323,875	8,355,254
Agent Fee	1.00%	66,875	
Legal Fee	0.80%	53,500	
			444,250

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	1,532.96 m²	1,193.00 pm²	1,828,821
3 bed	3,177.18 m²	1,193.00 pm²	3,790,376
4 bed	5,434.65 m²	1,193.00 pm²	6,483,537
2 bed (social rent)	1,045.20 m²	1,193.00 pm²	1,246,924
3 bed (social rent)	1,170.54 m²	1,193.00 pm²	1,396,454
2 bed (intermediate)	557.44 m²	1,193.00 pm²	665,026
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm²	<u>797,974</u>
Totals	13,586.85 m²		16,209,112

S106	150.00 un	4,000.00 /un	600,000
			600,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,051,029
Affordable Legal Fee	45.00 un	500.00 /un	22,500
			1,073,529

FINANCE

Timescale	Duration	Commencement
Purchase	1	Dec 2016
Construction	54	Jan 2017
Sale	50	Jul 2017
Total Duration	57	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land	1,327,520	
Construction	72,856	
Total Finance Cost		1,400,376

TOTAL COSTS**28,082,521****PROFIT****7,020,630****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Brownfield V Low
V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	37	2,578.16	1,614.59	112,505	4,162,671	0	4,162,671
3 bed	63	5,267.43	1,614.59	134,996	8,504,740	0	8,504,740
4 bed	75	9,057.75	1,614.59	194,994	14,624,553	0	14,624,553
2 bed (social rent)	25	1,742.00	1,614.59	112,505	2,812,616	1,687,569	1,125,046
3 bed (social rent)	24	2,006.64	1,614.59	134,996	3,239,901	1,943,941	1,295,960
2 bed (intermediate)	13	905.84	1,614.59	112,505	1,462,560	475,332	987,228
3 bed (intermediate)	13	<u>1,086.93</u>	1,614.59	134,996	<u>1,754,946</u>	<u>570,358</u>	<u>1,184,589</u>
Totals	250	22,644.75			36,561,987	4,677,200	31,884,787

NET REALISATION**31,884,787****OUTLAY****ACQUISITION COSTS**

Fixed Price	3,437,500	
Residualised Price (Negative land)	6,668,700	
		3,231,200
Stamp Duty	161,375	
		161,375

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
2 bed	2,578.16 m ²	1,174.00 pm ²	3,026,760
3 bed	5,267.43 m ²	1,174.00 pm ²	6,183,963
4 bed	9,057.75 m ²	1,174.00 pm ²	10,633,799
2 bed (social rent)	1,742.00 m ²	1,174.00 pm ²	2,045,108
3 bed (social rent)	2,006.64 m ²	1,174.00 pm ²	2,355,795
2 bed (intermediate)	905.84 m ²	1,174.00 pm ²	1,063,456
3 bed (intermediate)	<u>1,086.93 m²</u>	1,174.00 pm ²	<u>1,276,056</u>
Totals	22,644.75 m²		26,584,937

26,584,937

S106	250.00 un	4,000.00 /un	1,000,000
			1,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	955,219
Affordable Legal Fee	75.00 un	500.00 /un	37,500
			992,719

TOTAL COSTS**25,507,830****PROFIT****6,376,957****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Brownfield Low****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	37	2,578.16	2,045.14	142,505	5,272,698	0	5,272,698
3 bed	63	5,267.43	2,045.14	170,994	10,772,632	0	10,772,632
4 bed	75	9,057.75	2,045.14	246,992	18,524,367	0	18,524,367
2 bed (social rent)	25	1,742.00	2,045.14	142,505	3,562,634	2,137,580	1,425,054
3 bed (social rent)	24	2,006.64	2,045.14	170,994	4,103,860	2,462,316	1,641,544
2 bed (intermediate)	13	905.84	2,045.14	142,505	1,852,570	602,085	1,250,484
3 bed (intermediate)	13	<u>1,086.93</u>	2,045.14	170,994	<u>2,222,924</u>	<u>722,450</u>	<u>1,500,474</u>
Totals	250	22,644.75			46,311,684	5,924,432	40,387,252

NET REALISATION**40,387,252****OUTLAY****ACQUISITION COSTS**

Fixed Price		3,437,500	
Residualised Price (Negative land)		836,255	
			2,601,245
Stamp Duty		161,375	
Agent Fee	1.00%	34,375	
Legal Fee	0.80%	27,500	
			223,250

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
2 bed	2,578.16 m ²	1,174.00 pm ²	3,026,760
3 bed	5,267.43 m ²	1,174.00 pm ²	6,183,963
4 bed	9,057.75 m ²	1,174.00 pm ²	10,633,799
2 bed (social rent)	1,742.00 m ²	1,174.00 pm ²	2,045,108
3 bed (social rent)	2,006.64 m ²	1,174.00 pm ²	2,355,795
2 bed (intermediate)	905.84 m ²	1,174.00 pm ²	1,063,456
3 bed (intermediate)	<u>1,086.93 m²</u>	1,174.00 pm ²	<u>1,276,056</u>
Totals	22,644.75 m²		26,584,937

26,584,937

S106	250.00 un	4,000.00 /un	1,000,000
			1,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,209,939
Affordable Legal Fee	75.00 un	500.00 /un	37,500
			1,247,439

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	67	Jan 2017
Sale	63	Jul 2017
Total Duration	70	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	473,614
Construction	179,318
Total Finance Cost	652,931

TOTAL COSTS**32,309,802****PROFIT****8,077,450****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	37	2,578.16	2,260.04	157,480	5,826,745	0	5,826,745
3 bed	63	5,267.43	2,260.04	188,962	11,904,602	0	11,904,602
4 bed	75	9,057.75	2,260.04	272,945	20,470,877	0	20,470,877
2 bed (social rent)	25	1,742.00	2,260.04	157,480	3,936,990	2,362,194	1,574,796
3 bed (social rent)	24	2,006.64	2,260.04	188,962	4,535,087	2,721,052	1,814,035
2 bed (intermediate)	13	905.84	2,260.04	157,480	2,047,235	665,351	1,381,883
3 bed (intermediate)	13	<u>1,086.93</u>	2,260.04	188,962	<u>2,456,505</u>	<u>798,364</u>	<u>1,658,141</u>
Totals	250	22,644.75			51,178,041	6,546,961	44,631,080

NET REALISATION**44,631,080****OUTLAY****ACQUISITION COSTS**

Fixed Price	6,006,944	
Residualised Price (Negative land)	779,296	
	5,227,648	
Stamp Duty	289,847	
Agent Fee	60,069	
Legal Fee	48,056	
	397,972	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
2 bed	2,578.16 m ²	1,174.00 pm ²	3,026,760
3 bed	5,267.43 m ²	1,174.00 pm ²	6,183,963
4 bed	9,057.75 m ²	1,174.00 pm ²	10,633,799
2 bed (social rent)	1,742.00 m ²	1,174.00 pm ²	2,045,108
3 bed (social rent)	2,006.64 m ²	1,174.00 pm ²	2,355,795
2 bed (intermediate)	905.84 m ²	1,174.00 pm ²	1,063,456
3 bed (intermediate)	<u>1,086.93 m²</u>	1,174.00 pm ²	<u>1,276,056</u>
Totals	22,644.75 m²		26,584,937

26,584,937

S106	250.00 un	4,000.00 /un	1,000,000
			1,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,337,078
Affordable Legal Fee	75.00 un	500.00 /un	37,500
			1,374,578

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	67	Jan 2017
Sale	63	Jul 2017
Total Duration	70	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	969,491
Construction	150,238
Total Finance Cost	1,119,729

1,119,729**TOTAL COSTS****35,704,864****PROFIT****8,926,216****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Brownfield Higher
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE								
Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales	
2 bed	37	2,578.16	2,421.88	168,757	6,243,994	0	6,243,994	
3 bed	63	5,267.43	2,421.88	202,493	12,757,083	0	12,757,083	
4 bed	75	9,057.75	2,421.88	292,490	21,936,784	0	21,936,784	
2 bed (social rent)	25	1,742.00	2,421.88	168,757	4,218,915	2,531,349	1,687,566	
3 bed (social rent)	24	2,006.64	2,421.88	202,493	4,859,841	2,915,905	1,943,937	
2 bed (intermediate)	13	905.84	2,421.88	168,757	2,193,836	712,997	1,480,839	
3 bed (intermediate)	13	1,086.93	2,421.88	202,493	2,632,414	855,535	1,776,879	
Totals	250	22,644.75			54,842,867	7,015,785	47,827,082	
NET REALISATION				47,827,082				
OUTLAY								
ACQUISITION COSTS								
Fixed Price			8,576,389					
Residualised Price (Negative land)			1,427,343					
			7,149,046					
Stamp Duty			418,319					
Agent Fee			1.00%	85,764				
Legal Fee			0.80%	68,611				
			572,694					
CONSTRUCTION COSTS								
Construction	m²	Rate m²	Cost					
2 bed	2,578.16 m²	1,174.00 pm²	3,026,760					
3 bed	5,267.43 m²	1,174.00 pm²	6,183,963					
4 bed	9,057.75 m²	1,174.00 pm²	10,633,799					
2 bed (social rent)	1,742.00 m²	1,174.00 pm²	2,045,108					
3 bed (social rent)	2,006.64 m²	1,174.00 pm²	2,355,795					
2 bed (intermediate)	905.84 m²	1,174.00 pm²	1,063,456					
3 bed (intermediate)	1,086.93 m²	1,174.00 pm²	1,276,056					
Totals	22,644.75 m²		26,584,937	26,584,937				
S106	250.00 un	4,000.00 /un	1,000,000	1,000,000				
DISPOSAL FEES								
Sales and Marketing			3.50%	1,432,825				
Affordable Legal Fee			75.00 un	500.00 /un	37,500			
				1,470,325				
FINANCE								
Timescale	Duration	Commences						
Purchase	1	Dec 2016						
Construction	67	Jan 2017						
Sale	63	Jul 2017						
Total Duration	70							
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)								
Land			1,348,802					
Construction			135,862					
Total Finance Cost			1,484,665					
TOTAL COSTS				38,261,667				
PROFIT				9,565,416				
Performance Measures								
Profit on Cost%		25.00%						
Profit on GDV%		20.00%						

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	37	2,578.16	2,960.08	206,258	7,631,560	0	7,631,560
3 bed	63	5,267.43	2,960.08	247,492	15,592,014	0	15,592,014
4 bed	75	9,057.75	2,960.08	357,489	26,811,665	0	26,811,665
2 bed (social rent)	25	1,742.00	2,960.08	206,258	5,156,459	3,093,876	2,062,584
3 bed (social rent)	24	2,006.64	2,960.08	247,492	5,939,815	3,563,889	2,375,926
2 bed (intermediate)	13	905.84	2,960.08	206,258	2,681,359	871,442	1,809,917
3 bed (intermediate)	13	1,086.93	2,960.08	247,492	3,217,400	1,045,655	2,171,745
Totals	250	22,644.75			67,030,272	8,574,861	58,455,410

NET REALISATION 58,455,410**OUTLAY****ACQUISITION COSTS**

Development Surplus	2,762,119		
Fixed Price	11,145,833		
Total Acquisition		13,907,952	
Stamp Duty		546,792	13,907,952
Agent Fee	1.00%	111,458	
Legal Fee	0.80%	89,167	
			747,417

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	2,578.16 m²	1,174.00 pm²	3,026,760
3 bed	5,267.43 m²	1,174.00 pm²	6,183,963
4 bed	9,057.75 m²	1,174.00 pm²	10,633,799
2 bed (social rent)	1,742.00 m²	1,174.00 pm²	2,045,108
3 bed (social rent)	2,006.64 m²	1,174.00 pm²	2,355,795
2 bed (intermediate)	905.84 m²	1,174.00 pm²	1,063,456
3 bed (intermediate)	1,086.93 m²	1,174.00 pm²	1,276,056
Totals	22,644.75 m²		26,584,937

S106	250.00 un	4,000.00 /un	1,000,000
			1,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,751,233
Affordable Legal Fee	75.00 un	500.00 /un	37,500
			1,788,733

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	67	Jan 2017
Sale	63	Jul 2017
Total Duration	70	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land	2,626,361	
Construction	108,928	
Total Finance Cost		2,735,290

TOTAL COSTS 46,764,328**PROFIT** 11,691,082**Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Brownfield V Low
V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	75	5,226.00	1,614.59	112,505	8,437,847	0	8,437,847
3 bed	125	10,451.25	1,614.59	134,996	16,874,484	0	16,874,484
4 bed	150	18,115.50	1,614.59	194,994	29,249,105	0	29,249,105
2 bed (social rent)	49	3,414.32	1,614.59	112,505	5,512,727	3,307,636	2,205,091
3 bed (social rent)	49	4,096.89	1,614.59	134,996	6,614,798	3,968,879	2,645,919
2 bed (intermediate)	26	1,811.68	1,614.59	112,505	2,925,120	950,664	1,974,456
3 bed (intermediate)	26	<u>2,173.86</u>	1,614.59	134,996	<u>3,509,893</u>	<u>1,140,715</u>	<u>2,369,178</u>
Totals	500	45,289.50			73,123,974	9,367,894	63,756,080

NET REALISATION**63,756,080****OUTLAY****ACQUISITION COSTS**

Fixed Price	6,875,000	
Residualised Price (Negative land)	12,814,434	
	5,939,434	
Stamp Duty	333,250	
	333,250	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	5,226.00 m²	1,162.00 pm²	6,072,612
3 bed	10,451.25 m²	1,162.00 pm²	12,144,353
4 bed	18,115.50 m²	1,162.00 pm²	21,050,211
2 bed (social rent)	3,414.32 m²	1,162.00 pm²	3,967,440
3 bed (social rent)	4,096.89 m²	1,162.00 pm²	4,760,586
2 bed (intermediate)	1,811.68 m²	1,162.00 pm²	2,105,172
3 bed (intermediate)	<u>2,173.86 m²</u>	1,162.00 pm²	<u>2,526,025</u>
Totals	45,289.50 m²		52,626,399

52,626,399

S106	500.00 un	4,000.00 /un	2,000,000
			2,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,909,650
Affordable Legal Fee	150.00 un	500.00 /un	75,000
			1,984,650

51,004,865**TOTAL COSTS****PROFIT****12,751,214****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Brownfield Low
Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	75	5,226.00	2,045.14	142,505	10,687,902	0	10,687,902
3 bed	125	10,451.25	2,045.14	170,994	21,374,269	0	21,374,269
4 bed	150	18,115.50	2,045.14	246,992	37,048,734	0	37,048,734
2 bed (social rent)	49	3,414.32	2,045.14	142,505	6,982,762	4,189,657	2,793,105
3 bed (social rent)	49	4,096.89	2,045.14	170,994	8,378,714	5,027,228	3,351,485
2 bed (intermediate)	26	1,811.68	2,045.14	142,505	3,705,139	1,204,170	2,500,969
3 bed (intermediate)	26	<u>2,173.86</u>	2,045.14	170,994	<u>4,445,848</u>	<u>1,444,901</u>	<u>3,000,947</u>
Totals	500	45,289.50			92,623,368	11,865,956	80,757,412

NET REALISATION**80,757,412****OUTLAY****ACQUISITION COSTS**

Fixed Price	6,875,000	
Residualised Price (Negative land)	1,509,345	
		5,365,655
Stamp Duty	333,250	
Agent Fee	68,750	
Legal Fee	55,000	
		457,000

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	5,226.00 m²	1,162.00 pm²	6,072,612
3 bed	10,451.25 m²	1,162.00 pm²	12,144,353
4 bed	18,115.50 m²	1,162.00 pm²	21,050,211
2 bed (social rent)	3,414.32 m²	1,162.00 pm²	3,967,440
3 bed (social rent)	4,096.89 m²	1,162.00 pm²	4,760,586
2 bed (intermediate)	1,811.68 m²	1,162.00 pm²	2,105,172
3 bed (intermediate)	<u>2,173.86 m²</u>	1,162.00 pm²	<u>2,526,025</u>
Totals	45,289.50 m²		52,626,399

52,626,399

S106	500.00 un	4,000.00 /un	2,000,000
			2,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	2,418,882
Affordable Legal Fee	150.00 un	500.00 /un	75,000
			2,493,882

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	104	Jan 2017
Sale	100	Jul 2017
Total Duration	107	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)

Land	1,337,107	
Construction	325,886	
Total Finance Cost		1,662,993

64,605,929**TOTAL COSTS****PROFIT****16,151,482****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Brownfield Market
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	75	5,226.00	2,260.04	157,480	11,810,969	0	11,810,969
3 bed	125	10,451.25	2,260.04	188,962	23,620,243	0	23,620,243
4 bed	150	18,115.50	2,260.04	272,945	40,941,755	0	40,941,755
2 bed (social rent)	49	3,414.32	2,260.04	157,480	7,716,500	4,629,900	3,086,600
3 bed (social rent)	49	4,096.89	2,260.04	188,962	9,259,135	5,555,481	3,703,654
2 bed (intermediate)	26	1,811.68	2,260.04	157,480	4,094,469	1,330,703	2,763,767
3 bed (intermediate)	26	<u>2,173.86</u>	2,260.04	188,962	<u>4,913,011</u>	<u>1,596,728</u>	<u>3,316,282</u>
Totals	500	45,289.50			102,356,082	13,112,812	89,243,270

NET REALISATION**89,243,270****OUTLAY****ACQUISITION COSTS**

Fixed Price	12,013,889	
Residualised Price (Negative land)	1,756,111	
		10,257,778
Stamp Duty	590,194	
Agent Fee	120,139	
Legal Fee	96,111	
		806,444

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	5,226.00 m²	1,162.00 pm²	6,072,612
3 bed	10,451.25 m²	1,162.00 pm²	12,144,353
4 bed	18,115.50 m²	1,162.00 pm²	21,050,211
2 bed (social rent)	3,414.32 m²	1,162.00 pm²	3,967,440
3 bed (social rent)	4,096.89 m²	1,162.00 pm²	4,760,586
2 bed (intermediate)	1,811.68 m²	1,162.00 pm²	2,105,172
3 bed (intermediate)	<u>2,173.86 m²</u>	1,162.00 pm²	<u>2,526,025</u>
Totals	45,289.50 m²		52,626,399

52,626,399

S106	500.00 un	4,000.00 /un	2,000,000
			2,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	2,673,054
Affordable Legal Fee	150.00 un	500.00 /un	75,000
			2,748,054

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	104	Jan 2017
Sale	100	Jul 2017
Total Duration	107	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)	
Land	2,687,180
Construction	268,762
Total Finance Cost	2,955,942

71,394,616**TOTAL COSTS****PROFIT****17,848,654****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Brownfield Higher
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	75	5,226.00	2,421.88	168,757	12,656,745	0	12,656,745
3 bed	125	10,451.25	2,421.88	202,493	25,311,673	0	25,311,673
4 bed	150	18,115.50	2,421.88	292,490	43,873,567	0	43,873,567
2 bed (social rent)	49	3,414.32	2,421.88	168,757	8,269,073	4,961,444	3,307,629
3 bed (social rent)	49	4,096.89	2,421.88	202,493	9,922,176	5,953,306	3,968,870
2 bed (intermediate)	26	1,811.68	2,421.88	168,757	4,387,672	1,425,993	2,961,678
3 bed (intermediate)	26	2,173.86	2,421.88	202,493	5,264,828	1,711,069	3,553,759
Totals	500	45,289.50			109,685,734	14,051,812	95,633,922

NET REALISATION**95,633,922****OUTLAY****ACQUISITION COSTS**

Fixed Price		17,152,778	
Residualised Price (Negative land)		3,341,514	
			13,811,264
Stamp Duty		847,139	
Agent Fee	1.00%	171,528	
Legal Fee	0.80%	137,222	
			1,155,889

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	5,226.00 m²	1,162.00 pm²	6,072,612
3 bed	10,451.25 m²	1,162.00 pm²	12,144,353
4 bed	18,115.50 m²	1,162.00 pm²	21,050,211
2 bed (social rent)	3,414.32 m²	1,162.00 pm²	3,967,440
3 bed (social rent)	4,096.89 m²	1,162.00 pm²	4,760,586
2 bed (intermediate)	1,811.68 m²	1,162.00 pm²	2,105,172
3 bed (intermediate)	2,173.86 m²	1,162.00 pm²	2,526,025
Totals	45,289.50 m²		52,626,399

S106	500.00 un	4,000.00 /un	2,000,000
			2,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	2,864,469
Affordable Legal Fee	150.00 un	500.00 /un	75,000
			2,939,469

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	104	Jan 2017
Sale	100	Jul 2017
Total Duration	107	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)	
Land	3,732,979
Construction	241,141
Total Finance Cost	3,974,120

TOTAL COSTS**76,507,142****PROFIT****19,126,781****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Brownfield Prime
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
2 bed	75	5,226.00	2,960.08	206,258	15,469,378	0	15,469,378
3 bed	125	10,451.25	2,960.08	247,492	30,936,536	0	30,936,536
4 bed	150	18,115.50	2,960.08	357,489	53,623,329	0	53,623,329
2 bed (social rent)	49	3,414.32	2,960.08	206,258	10,106,660	6,063,996	4,042,664
3 bed (social rent)	49	4,096.89	2,960.08	247,492	12,127,122	7,276,273	4,850,849
2 bed (intermediate)	26	1,811.68	2,960.08	206,258	5,362,718	1,742,883	3,619,834
3 bed (intermediate)	26	2,173.86	2,960.08	247,492	6,434,800	2,091,310	4,343,490
Totals	500	45,289.50			134,060,543	17,174,463	116,886,081

NET REALISATION**116,886,081****OUTLAY****ACQUISITION COSTS**

Development Surplus	4,032,663		
Fixed Price	22,291,667		
Total Acquisition		26,324,330	
Stamp Duty		1,104,083	
Agent Fee	1.00%	222,917	
Legal Fee	0.80%	178,333	
		1,505,333	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
2 bed	5,226.00 m²	1,162.00 pm²	6,072,612
3 bed	10,451.25 m²	1,162.00 pm²	12,144,353
4 bed	18,115.50 m²	1,162.00 pm²	21,050,211
2 bed (social rent)	3,414.32 m²	1,162.00 pm²	3,967,440
3 bed (social rent)	4,096.89 m²	1,162.00 pm²	4,760,586
2 bed (intermediate)	1,811.68 m²	1,162.00 pm²	2,105,172
3 bed (intermediate)	2,173.86 m²	1,162.00 pm²	2,526,025
Totals	45,289.50 m²		52,626,399

S106	500.00 un	4,000.00 /un	2,000,000
			2,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	3,501,024
Affordable Legal Fee	150.00 un	500.00 /un	75,000
			3,576,024

FINANCE

Timescale	Duration	Commences
Purchase	1	Dec 2016
Construction	104	Jan 2017
Sale	100	Jul 2017
Total Duration	107	

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Land	7,286,796	
Construction	189,984	
Total Finance Cost	7,476,780	

TOTAL COSTS**93,508,865****PROFIT****23,377,215****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Greenfield****V.Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	1,614.59	112,505	225,009
3 bed	2	167.22	1,614.59	134,996	269,992
4 bed	1	<u>120.77</u>	1,614.59	194,994	<u>194,994</u>
Totals	5	427.35			689,995

NET REALISATION**689,995****OUTLAY****ACQUISITION COSTS**

Development Surplus	(138,897)			
Fixed Price	61,667			
Total Acquisition		(77,230)		
		(77,230)		

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,434.00 pm ²	199,842	
3 bed	167.22 m ²	1,434.00 pm ²	239,793	
4 bed	<u>120.77 m²</u>	1,434.00 pm ²	<u>173,184</u>	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	24,150	24,150
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		(2,732)	
Construction		9,488	
Total Finance Cost			6,756

TOTAL COSTS**586,496****PROFIT****103,499****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Greenfield****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,045.14	142,505	285,011
3 bed	2	167.22	2,045.14	170,994	341,988
4 bed	1	<u>120.77</u>	2,045.14	246,992	<u>246,992</u>
Totals	5	427.35			873,991

NET REALISATION**873,991****OUTLAY****ACQUISITION COSTS**

Development Surplus	56,622			
Fixed Price	68,750			
Total Acquisition		125,372		
Agent Fee	1.00%	688		
Legal Fee	0.80%	550		
			126,610	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,293.00 pm ²	180,192	
3 bed	167.22 m ²	1,293.00 pm ²	216,215	
4 bed	<u>120.77 m²</u>	1,293.00 pm ²	<u>156,156</u>	
Totals	427.35 m²		552,564	552,564

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	30,590	30,590
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		5,239	
Construction		7,890	
Total Finance Cost			13,129

TOTAL COSTS**742,892****PROFIT****131,099****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,260.04	157,480	314,959
3 bed	2	167.22	2,260.04	188,962	377,924
4 bed	1	<u>120.77</u>	2,260.04	272,945	<u>272,945</u>
Totals	5	427.35			965,828

NET REALISATION**965,828****OUTLAY****ACQUISITION COSTS**

Development Surplus	45,524			
Fixed Price	92,667			
Total Acquisition		138,191		
Agent Fee	1.00%	927		
Legal Fee	0.80%	741		
			139,859	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,434.00 pm ²	199,842	
3 bed	167.22 m ²	1,434.00 pm ²	239,793	
4 bed	<u>120.77 m²</u>	1,434.00 pm ²	<u>173,184</u>	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	33,804	33,804
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		5,787	
Construction		8,683	
Total Finance Cost			14,471

TOTAL COSTS**820,954****PROFIT****144,874****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,421.88	168,757	337,513
3 bed	2	167.22	2,421.88	202,493	404,987
4 bed	1	<u>120.77</u>	2,421.88	292,490	<u>292,490</u>
Totals	5	427.35			1,034,990

NET REALISATION**1,034,990****OUTLAY****ACQUISITION COSTS**

Development Surplus		89,326			
Fixed Price		103,000			
Total Acquisition			192,326		
Agent Fee		1.00%	1,030		
Legal Fee		0.80%	824		
				194,180	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,434.00 pm ²	199,842	
3 bed	167.22 m ²	1,434.00 pm ²	239,793	
4 bed	<u>120.77 m²</u>	1,434.00 pm ²	<u>173,184</u>	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	36,225	36,225
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		8,035	
Construction		8,482	
Total Finance Cost			16,517

TOTAL COSTS**879,742****PROFIT****155,249****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 1 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,960.08	206,258	412,517
3 bed	2	167.22	2,960.08	247,492	494,985
4 bed	1	<u>120.77</u>	2,960.08	357,489	<u>357,489</u>
Totals	5	427.35			1,264,990

NET REALISATION**1,264,990****OUTLAY****ACQUISITION COSTS**

Development Surplus		206,556			
Fixed Price		165,000			
Total Acquisition			371,556		
Stamp Duty			300		
Agent Fee		1.00%	1,650		
Legal Fee		0.80%	1,320		
				374,826	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,434.00 pm ²	199,842	
3 bed	167.22 m ²	1,434.00 pm ²	239,793	
4 bed	<u>120.77 m²</u>	1,434.00 pm ²	<u>173,184</u>	
Totals	427.35 m²		612,820	612,820

S106	5.00 un	4,000.00 /un	20,000	20,000
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DISPOSAL FEES

Sales and Marketing	3.50%	44,275	44,275
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		15,034	
Construction		8,287	
Total Finance Cost			23,321

TOTAL COSTS**1,075,242****PROFIT****189,749****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Greenfield
Low Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,045.14	142,505	285,011
3 bed	3	250.83	2,045.14	170,994	512,982
4 bed	4	483.08	2,045.14	246,992	987,966
5 bed	1	181.16	2,045.14	370,498	370,498
Totals	10	1,054.43			2,156,457

NET REALISATION**2,156,457****OUTLAY****ACQUISITION COSTS**

Development Surplus	166,601			
Fixed Price	123,333			
Total Acquisition		289,934		
Agent Fee	1.00%	1,233		
Legal Fee	0.80%	987		
			292,154	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,343.00 pm ²	187,160	
3 bed	250.83 m ²	1,343.00 pm ²	336,865	
4 bed	483.08 m ²	1,343.00 pm ²	648,776	
5 bed	181.16 m ²	1,343.00 pm ²	243,298	
Totals	1,054.43 m²		1,416,099	1,416,099

S106	10.00 un	4,000.00 /un	40,000	40,000
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DISPOSAL FEES

Sales and Marketing	3.50%	52,533	52,533
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		14,029	
Construction		18,172	
Total Finance Cost			32,202

TOTAL COSTS**1,832,988****PROFIT****323,469****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Greenfield
V Low Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	1,614.59	112,505	225,009
3 bed	3	250.83	1,614.59	134,996	404,988
4 bed	4	483.08	1,614.59	194,994	779,976
5 bed	1	<u>181.16</u>	1,614.59	292,499	<u>292,499</u>
Totals	10	1,054.43			1,702,472

NET REALISATION**1,702,472****OUTLAY****ACQUISITION COSTS**

Development Surplus	(191,144)			
Fixed Price	123,333			
Total Acquisition		(67,811)		(67,811)

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,343.00 pm ²	187,160	
3 bed	250.83 m ²	1,343.00 pm ²	336,865	
4 bed	483.08 m ²	1,343.00 pm ²	648,776	
5 bed	<u>181.16 m²</u>	1,343.00 pm ²	<u>243,298</u>	
Totals	1,054.43 m²		1,416,099	1,416,099

S106	10.00 un	4,000.00 /un	40,000	40,000
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DISPOSAL FEES

Sales and Marketing	3.50%	41,474		41,474
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land		(3,170)		
Construction		20,509		
Total Finance Cost			17,339	

TOTAL COSTS**1,447,101****PROFIT****255,371****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,260.04	157,480	314,959
3 bed	3	250.83	2,260.04	188,962	566,886
4 bed	4	483.08	2,260.04	272,945	1,091,780
5 bed	1	<u>181.16</u>	2,260.04	409,429	<u>409,429</u>
Totals	10	1,054.43			2,383,054

NET REALISATION**2,383,054****OUTLAY****ACQUISITION COSTS**

Development Surplus	282,230			
Fixed Price	185,333			
Total Acquisition		467,563		
Stamp Duty		707		
Agent Fee	1.00%	1,853		
Legal Fee	0.80%	1,483		
			471,606	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,343.00 pm ²	187,160	
3 bed	250.83 m ²	1,343.00 pm ²	336,865	
4 bed	483.08 m ²	1,343.00 pm ²	648,776	
5 bed	<u>181.16 m²</u>	1,343.00 pm ²	<u>243,298</u>	
Totals	1,054.43 m²		1,416,099	

S106	10.00 un	4,000.00 /un	40,000	40,000
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DISPOSAL FEES

Sales and Marketing	3.50%	58,053	58,053	
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land		22,500		
Construction		17,338		
Total Finance Cost			39,837	

TOTAL COSTS**2,025,596****PROFIT****357,458****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,421.88	168,757	337,513
3 bed	3	250.83	2,421.88	202,493	607,480
4 bed	4	483.08	2,421.88	292,490	1,169,962
5 bed	1	181.16	2,421.88	438,748	438,748
Totals	10	1,054.43			2,553,703

NET REALISATION**2,553,703****OUTLAY****ACQUISITION COSTS**

Development Surplus	395,922			
Fixed Price	206,000			
Total Acquisition		601,922		
Stamp Duty		1,120		
Agent Fee	1.00%	2,060		
Legal Fee	0.80%	1,648		
			606,750	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,343.00 pm ²	187,160	
3 bed	250.83 m ²	1,343.00 pm ²	336,865	
4 bed	483.08 m ²	1,343.00 pm ²	648,776	
5 bed	181.16 m ²	1,343.00 pm ²	243,298	
Totals	1,054.43 m²		1,416,099	1,416,099

S106	10.00 un	4,000.00 /un	40,000	40,000
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DISPOSAL FEES

Sales and Marketing	3.50%	62,210	62,210
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		28,499	
Construction		17,089	
Total Finance Cost			45,587

TOTAL COSTS**2,170,647****PROFIT****383,055****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 2 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
2 bed	2	139.36	2,960.08	208,258	412,517
3 bed	3	250.83	2,960.08	247,492	742,477
4 bed	4	483.08	2,960.08	357,489	1,429,955
5 bed	1	<u>181.16</u>	2,960.08	536,248	<u>536,248</u>
Totals	10	1,054.43			3,121,197

NET REALISATION**3,121,197****OUTLAY****ACQUISITION COSTS**

Development Surplus	714,233			
Fixed Price	330,000			
Total Acquisition		1,044,233		
Stamp Duty		6,000		
Agent Fee	1.00%	3,300		
Legal Fee	0.80%	2,640		
			1,056,173	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
2 bed	139.36 m ²	1,343.00 pm ²	187,160	
3 bed	250.83 m ²	1,343.00 pm ²	336,865	
4 bed	483.08 m ²	1,343.00 pm ²	648,776	
5 bed	<u>181.16 m²</u>	1,343.00 pm ²	<u>243,298</u>	
Totals	1,054.43 m²		1,416,099	1,416,099

S106	10.00 un	4,000.00 /un	40,000	40,000
DISPOSAL FEES				
Sales and Marketing		3.50%	76,035	76,035

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			48,448	
Construction			16,261	
Total Finance Cost				64,710

TOTAL COSTS**2,653,018****PROFIT****468,180****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Greenfield****V. Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	3	250.83	1,614.59	134,996	404,988	0	404,988
4 bed	11	1,328.47	1,614.59	194,994	2,144,934	0	2,144,934
5 bed	3	543.48	1,614.59	292,499	877,497	0	877,497
2 bed (social rent)	3	209.04	1,614.59	112,505	337,514	(202,508)	135,006
3 bed (social rent)	2	167.22	1,614.59	134,996	269,992	(161,995)	107,997
2 bed (intermediate)	1	69.68	1,614.59	112,505	112,505	(36,564)	75,941
3 bed (intermediate)	2	167.22	1,614.59	134,996	269,992	(87,747)	182,244
Totals	25	2,735.94			4,417,421	(488,815)	3,928,607

NET REALISATION**3,928,607****OUTLAY****ACQUISITION COSTS**

Development Surplus	(881,451)			
Fixed Price	308,333			
Total Acquisition		(573,118)		
Stamp Duty		4,917		
		(568,201)		

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	250.83 m²	1,256.00 pm²	315,042	
4 bed	1,328.47 m²	1,256.00 pm²	1,668,558	
5 bed	543.48 m²	1,256.00 pm²	682,611	
2 bed (social rent)	209.04 m²	1,256.00 pm²	262,554	
3 bed (social rent)	167.22 m²	1,256.00 pm²	210,028	
2 bed (intermediate)	69.68 m²	1,256.00 pm²	87,518	
3 bed (intermediate)	167.22 m²	1,256.00 pm²	210,028	
Totals	2,735.94 m²		3,436,341	3,436,341

S106	25.00 un	4,000.00 /un	100,000	100,000
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Other Construction

Opening Up Costs	25.00 un	2,750.00 /un	68,750	68,750
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DISPOSAL FEES

Sales and Marketing		3.50%	89,247	
Affordable Legal Fee	8.00 un	500.00 /un	4,000	93,247

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			(39,561)	
Construction			52,309	
Total Finance Cost				12,748

TOTAL COSTS**3,142,886****PROFIT****785,721****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Greenfield****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	3	250.83	2,045.14	170,994	512,982	0	512,982
4 bed	11	1,328.47	2,045.14	246,992	2,716,907	0	2,716,907
5 bed	3	543.48	2,045.14	370,498	1,111,493	0	1,111,493
2 bed (social rent)	3	209.04	2,045.14	142,505	427,516	(256,510)	171,006
3 bed (social rent)	2	167.22	2,045.14	170,994	341,988	(205,193)	136,795
2 bed (intermediate)	1	69.68	2,045.14	142,505	142,505	(46,314)	96,191
3 bed (intermediate)	2	167.22	2,045.14	170,994	341,988	(111,146)	230,842
Totals	25	2,735.94			5,595,380	(619,163)	4,976,217

NET REALISATION**4,976,217****OUTLAY****ACQUISITION COSTS**

Development Surplus	(111,747)			
Fixed Price	308,333			
Total Acquisition		196,586		
Stamp Duty		4,917		
Agent Fee	1.00%	3,083		
Legal Fee	0.80%	2,467		
			207,053	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	250.83 m ²	1,256.00 pm ²	315,042	
4 bed	1,328.47 m ²	1,256.00 pm ²	1,668,558	
5 bed	543.48 m ²	1,256.00 pm ²	682,611	
2 bed (social rent)	209.04 m ²	1,256.00 pm ²	262,554	
3 bed (social rent)	167.22 m ²	1,256.00 pm ²	210,028	
2 bed (intermediate)	69.68 m ²	1,256.00 pm ²	87,518	
3 bed (intermediate)	167.22 m ²	1,256.00 pm ²	210,028	
Totals	2,735.94 m²		3,436,341	3,436,341

S106	25.00 un	4,000.00 /un	100,000	100,000
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Other Construction

Opening Up Costs	25.00 un	2,750.00 /un	68,750	68,750
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DISPOSAL FEES

Sales and Marketing		3.50%	113,046	
Affordable Legal Fee	8.00 un	500.00 /un	4,000	117,046

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			14,694	
Construction			37,090	
Total Finance Cost				51,784

TOTAL COSTS**3,980,974****PROFIT****995,243****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	3	250.83	2,260.04	188,962	566,886	0	566,886
4 bed	11	1,328.47	2,260.04	272,945	3,002,395	0	3,002,395
5 bed	3	543.48	2,260.04	409,429	1,228,287	0	1,228,287
2 bed (social rent)	3	209.04	2,260.04	157,480	472,439	(283,463)	188,976
3 bed (social rent)	2	167.22	2,260.04	188,962	377,924	(226,754)	151,170
2 bed (intermediate)	1	69.68	2,260.04	157,480	157,480	(51,181)	106,299
3 bed (intermediate)	2	<u>167.22</u>	2,260.04	188,962	<u>377,924</u>	<u>(122,825)</u>	<u>255,099</u>
Totals	25	2,735.94			6,183,334	(684,224)	5,499,110

NET REALISATION**5,499,110****OUTLAY****ACQUISITION COSTS**

Development Surplus	106,298			
Fixed Price	463,333			
Total Acquisition		569,631		
Stamp Duty		12,667		
Agent Fee	1.00%	4,633		
Legal Fee	0.80%	3,707		
			590,638	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	250.83 m ²	1,256.00 pm ²	315,042	
4 bed	1,328.47 m ²	1,256.00 pm ²	1,668,558	
5 bed	543.48 m ²	1,256.00 pm ²	682,611	
2 bed (social rent)	209.04 m ²	1,256.00 pm ²	262,554	
3 bed (social rent)	167.22 m ²	1,256.00 pm ²	210,028	
2 bed (intermediate)	69.68 m ²	1,256.00 pm ²	87,518	
3 bed (intermediate)	<u>167.22 m²</u>	1,256.00 pm ²	<u>210,028</u>	
Totals	2,735.94 m²		3,436,341	3,436,341

S106	25.00 un	4,000.00 /un	100,000	100,000
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Other Construction

Opening Up Costs	25.00 un	2,750.00 /un	68,750	68,750
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DISPOSAL FEES

Sales and Marketing		3.50%	124,925	
Affordable Legal Fee	8.00 un	500.00 /un	4,000	128,925

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			40,984	
Construction			33,651	
Total Finance Cost				74,635

TOTAL COSTS**4,399,288****PROFIT****1,099,822****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	3	250.83	2,421.88	202,493	607,480	0	607,480
4 bed	11	1,328.47	2,421.88	292,490	3,217,395	0	3,217,395
5 bed	3	543.48	2,421.88	438,748	1,316,243	0	1,316,243
2 bed (social rent)	3	209.04	2,421.88	168,757	506,270	(303,762)	202,508
3 bed (social rent)	2	167.22	2,421.88	202,493	404,987	(242,992)	161,995
2 bed (intermediate)	1	69.68	2,421.88	168,757	168,757	(54,846)	113,911
3 bed (intermediate)	2	167.22	2,421.88	202,493	404,987	(131,621)	273,366
Totals	25	2,735.94			6,626,118	(733,221)	5,892,898

NET REALISATION**5,892,898****OUTLAY****ACQUISITION COSTS**

Development Surplus	339,943	
Fixed Price	515,000	
Total Acquisition		854,943
Stamp Duty		15,250
Agent Fee	1.00%	5,150
Legal Fee	0.80%	4,120

879,463**CONSTRUCTION COSTS**

Construction	m ²	Rate m ²	Cost
3 bed	250.83 m ²	1,256.00 pm ²	315,042
4 bed	1,328.47 m ²	1,256.00 pm ²	1,668,558
5 bed	543.48 m ²	1,256.00 pm ²	682,611
2 bed (social rent)	209.04 m ²	1,256.00 pm ²	262,554
3 bed (social rent)	167.22 m ²	1,256.00 pm ²	210,028
2 bed (intermediate)	69.68 m ²	1,256.00 pm ²	87,518
3 bed (intermediate)	167.22 m ²	1,256.00 pm ²	210,028
Totals	2,735.94 m²		3,436,341

3,436,341

S106	25.00 un	4,000.00 /un	100,000	100,000
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Other Construction

Opening Up Costs	25.00 un	2,750.00 /un	68,750	68,750
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DISPOSAL FEES

Sales and Marketing		3.50%	133,871	
Affordable Legal Fee	8.00 un	500.00 /un	4,000	137,871

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			60,138	
Construction			31,756	
Total Finance Cost				91,894

TOTAL COSTS**4,714,318****PROFIT****1,178,580****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 3 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	3	250.83	2,960.08	247,492	742,477	0	742,477
4 bed	11	1,328.47	2,960.08	357,489	3,932,377	0	3,932,377
5 bed	3	543.48	2,960.08	536,248	1,608,744	0	1,608,744
2 bed (social rent)	3	209.04	2,960.08	206,258	618,775	(371,265)	247,510
3 bed (social rent)	2	167.22	2,960.08	247,492	494,985	(296,991)	197,994
2 bed (intermediate)	1	69.68	2,960.08	206,258	206,258	(67,034)	139,224
3 bed (intermediate)	2	167.22	2,960.08	247,492	494,985	(160,870)	334,115
Totals	25	2,735.94			8,098,601	(896,160)	7,202,441

NET REALISATION**7,202,441****OUTLAY****ACQUISITION COSTS**

Development Surplus	969,038			
Fixed Price	825,000			
Total Acquisition		1,794,038		
Stamp Duty		30,750		
Agent Fee	1.00%	8,250		
Legal Fee	0.80%	6,600		
			1,839,638	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	250.83 m ²	1,256.00 pm ²	315,042	
4 bed	1,328.47 m ²	1,256.00 pm ²	1,668,558	
5 bed	543.48 m ²	1,256.00 pm ²	682,611	
2 bed (social rent)	209.04 m ²	1,256.00 pm ²	262,554	
3 bed (social rent)	167.22 m ²	1,256.00 pm ²	210,028	
2 bed (intermediate)	69.68 m ²	1,256.00 pm ²	87,518	
3 bed (intermediate)	167.22 m ²	1,256.00 pm ²	210,028	
Totals	2,735.94 m²		3,436,341	3,436,341

S106	25.00 un	4,000.00 /un	100,000	100,000
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Other Construction

Opening Up Costs	25.00 un	2,750.00 /un	68,750	68,750
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DISPOSAL FEES

Sales and Marketing		3.50%	163,620	
Affordable Legal Fee	8.00 un	500.00 /un	4,000	167,620

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			121,958	
Construction			27,646	
Total Finance Cost				149,604

TOTAL COSTS**5,761,953****PROFIT****1,440,488****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Greenfield****V. Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	8	668.88	1,614.59	134,996	1,079,967	0	1,079,967
4 bed	22	2,656.94	1,614.59	194,994	4,289,869	0	4,289,869
5 bed	5	905.80	1,614.59	292,499	1,462,496	0	1,462,496
2 bed (social rent)	5	348.40	1,614.59	112,505	562,523	(337,514)	225,009
3 bed (social rent)	5	418.05	1,614.59	134,996	674,979	(404,988)	269,992
2 bed (intermediate)	3	209.04	1,614.59	112,505	337,514	(109,692)	227,822
3 bed (intermediate)	<u>2</u>	<u>167.22</u>	<u>1,614.59</u>	<u>134,996</u>	<u>269,992</u>	<u>(87,747)</u>	<u>182,244</u>
Totals	50	5,374.33			8,677,339	(939,941)	7,737,399

NET REALISATION**7,737,399****OUTLAY****ACQUISITION COSTS**

Development Surplus	(1,628,684)	
Fixed Price	616,667	
Total Acquisition		(1,012,017)
Stamp Duty		20,333
		(991,684)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
3 bed	668.88 m²	1,224.00 pm²	818,709
4 bed	2,656.94 m²	1,224.00 pm²	3,252,095
5 bed	905.80 m²	1,224.00 pm²	1,108,699
2 bed (social rent)	348.40 m²	1,224.00 pm²	426,442
3 bed (social rent)	418.05 m²	1,224.00 pm²	511,693
2 bed (intermediate)	209.04 m²	1,224.00 pm²	255,865
3 bed (intermediate)	<u>167.22 m²</u>	<u>1,224.00 pm²</u>	<u>204,677</u>
Totals	5,374.33 m²		6,578,180

S106	50.00 un	4,000.00 /un	200,000
			200,000

Other Construction

Opening Up Costs	50.00 un	4,000.00 /un	200,000
			200,000

DISPOSAL FEES

Sales and Marketing		3.50%	187,944
Affordable Legal Fee	15.00 un	500.00 /un	7,500
			195,444

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land			(102,850)
Construction			110,828
Total Finance Cost			7,979

TOTAL COSTS**6,189,919****PROFIT****1,547,480****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Greenfield
Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	8	668.88	2,045.14	170,994	1,367,953	0	1,367,953
4 bed	22	2,656.94	2,045.14	246,992	5,433,814	0	5,433,814
5 bed	5	905.80	2,045.14	370,498	1,852,488	0	1,852,488
2 bed (social rent)	5	348.40	2,045.14	142,505	712,527	(427,516)	285,011
3 bed (social rent)	5	418.05	2,045.14	170,994	854,971	(512,982)	341,988
2 bed (intermediate)	3	209.04	2,045.14	142,505	427,516	(138,943)	288,573
3 bed (intermediate)	2	167.22	2,045.14	170,994	341,988	(111,146)	230,842
Totals	50	5,374.33			10,991,257	(1,190,587)	9,800,670

NET REALISATION**9,800,670****OUTLAY****ACQUISITION COSTS**

Development Surplus	(144,147)			
Fixed Price	616,667			
Total Acquisition		472,520		
Stamp Duty		20,333		
Agent Fee	1.00%	6,167		
Legal Fee	0.80%	4,933		
			503,953	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	668.88 m ²	1,224.00 pm ²	818,709	
4 bed	2,656.94 m ²	1,224.00 pm ²	3,252,095	
5 bed	905.80 m ²	1,224.00 pm ²	1,108,699	
2 bed (social rent)	348.40 m ²	1,224.00 pm ²	426,442	
3 bed (social rent)	418.05 m ²	1,224.00 pm ²	511,693	
2 bed (intermediate)	209.04 m ²	1,224.00 pm ²	255,865	
3 bed (intermediate)	167.22 m ²	1,224.00 pm ²	204,677	
Totals	5,374.33 m²		6,578,180	6,578,180

S106	50.00 un	4,000.00 /un	200,000	200,000
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Other Construction

Opening Up Costs	50.00 un	4,000.00 /un	200,000	200,000
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DISPOSAL FEES

Sales and Marketing		3.50%	238,062	
Affordable Legal Fee	15.00 un	500.00 /un	7,500	245,562

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			51,830	
Construction			61,010	
Total Finance Cost				112,841

TOTAL COSTS**7,840,536****PROFIT****1,960,134****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	8	668.88	2,260.04	188,962	1,511,696	0	1,511,696
4 bed	22	2,656.94	2,260.04	272,945	6,004,791	0	6,004,791
5 bed	5	905.80	2,260.04	409,429	2,047,144	0	2,047,144
2 bed (social rent)	5	348.40	2,260.04	157,480	787,398	(472,439)	314,959
3 bed (social rent)	5	418.05	2,260.04	188,962	944,810	(566,886)	377,924
2 bed (intermediate)	3	209.04	2,260.04	157,480	472,439	(153,543)	318,896
3 bed (intermediate)	2	<u>167.22</u>	2,260.04	188,962	<u>377,924</u>	<u>(122,825)</u>	<u>255,099</u>
Totals	50	5,374.33			12,146,201	(1,315,692)	10,830,508

NET REALISATION**10,830,508****OUTLAY****ACQUISITION COSTS**

Development Surplus	259,344			
Fixed Price	926,667			
Total Acquisition		1,186,011		
Stamp Duty		35,833		
Agent Fee	1.00%	9,267		
Legal Fee	0.80%	7,413		
			1,238,524	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	668.88 m ²	1,224.00 pm ²	818,709	
4 bed	2,656.94 m ²	1,224.00 pm ²	3,252,095	
5 bed	905.80 m ²	1,224.00 pm ²	1,108,699	
2 bed (social rent)	348.40 m ²	1,224.00 pm ²	426,442	
3 bed (social rent)	418.05 m ²	1,224.00 pm ²	511,693	
2 bed (intermediate)	209.04 m ²	1,224.00 pm ²	255,865	
3 bed (intermediate)	<u>167.22 m²</u>	1,224.00 pm ²	<u>204,677</u>	
Totals	5,374.33 m²		6,578,180	6,578,180

S106	50.00 un	4,000.00 /un	200,000	200,000
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Other Construction

Opening Up Costs	50.00 un	4,000.00 /un	200,000	200,000
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DISPOSAL FEES

Sales and Marketing		3.50%	263,077	
Affordable Legal Fee	15.00 un	500.00 /un	7,500	
				270,577

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			124,572	
Construction			52,553	
Total Finance Cost				177,126

TOTAL COSTS**8,664,407****PROFIT****2,166,102****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	8	668.88	2,421.88	202,493	1,619,947	0	1,619,947
4 bed	22	2,656.94	2,421.88	292,490	6,434,790	0	6,434,790
5 bed	5	905.80	2,421.88	438,748	2,193,739	0	2,193,739
2 bed (social rent)	5	348.40	2,421.88	168,757	843,783	(506,270)	337,513
3 bed (social rent)	5	418.05	2,421.88	202,493	1,012,467	(607,480)	404,987
2 bed (intermediate)	3	209.04	2,421.88	168,757	506,270	(164,538)	341,732
3 bed (intermediate)	2	<u>167.22</u>	2,421.88	202,493	<u>404,987</u>	<u>(131,621)</u>	<u>273,366</u>
Totals	50	5,374.33			13,015,982	(1,409,908)	11,606,074

NET REALISATION**11,606,074****OUTLAY****ACQUISITION COSTS**

Development Surplus	701,310		
Fixed Price	1,030,000		
Total Acquisition		1,731,310	
Stamp Duty		41,000	
Agent Fee	1.00%	10,300	
Legal Fee	0.80%	8,240	
			1,790,850

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	668.88 m ²	1,224.00 pm ²	818,709
4 bed	2,656.94 m ²	1,224.00 pm ²	3,252,095
5 bed	905.80 m ²	1,224.00 pm ²	1,108,699
2 bed (social rent)	348.40 m ²	1,224.00 pm ²	426,442
3 bed (social rent)	418.05 m ²	1,224.00 pm ²	511,693
2 bed (intermediate)	209.04 m ²	1,224.00 pm ²	255,865
3 bed (intermediate)	<u>167.22 m²</u>	1,224.00 pm ²	<u>204,677</u>
Totals	5,374.33 m²		6,578,180

S106	50.00 un	4,000.00 /un	200,000
			200,000
Other Construction			
Opening Up Costs	50.00 un	4,000.00 /un	200,000
			200,000

DISPOSAL FEES

Sales and Marketing		3.50%	281,916
Affordable Legal Fee	15.00 un	500.00 /un	7,500
			289,416

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land			178,130
Construction			48,283
Total Finance Cost			226,413

TOTAL COSTS**9,284,859****PROFIT****2,321,215****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 4 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	8	668.88	2,960.08	247,492	1,979,938	0	1,979,938
4 bed	22	2,656.94	2,960.08	357,489	7,864,755	0	7,864,755
5 bed	5	905.80	2,960.08	536,248	2,681,240	0	2,681,240
2 bed (social rent)	5	348.40	2,960.08	206,258	1,031,292	(618,775)	412,517
3 bed (social rent)	5	418.05	2,960.08	247,492	1,237,461	(742,477)	494,985
2 bed (intermediate)	3	209.04	2,960.08	206,258	618,775	(201,102)	417,673
3 bed (intermediate)	2	167.22	2,960.08	247,492	494,985	(160,870)	334,115
Totals	50	5,374.33			15,908,447	(1,723,224)	14,185,223

NET REALISATION**14,185,223****OUTLAY****ACQUISITION COSTS**

Development Surplus	1,714,928		
Fixed Price	1,650,000		
Total Acquisition		3,364,928	
Stamp Duty		72,000	
Agent Fee	1.00%	16,500	
Legal Fee	0.80%	13,200	
			3,466,628

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	668.88 m ²	1,256.00 pm ²	840,113
4 bed	2,656.94 m ²	1,256.00 pm ²	3,337,117
5 bed	905.80 m ²	1,256.00 pm ²	1,137,685
2 bed (social rent)	348.40 m ²	1,256.00 pm ²	437,590
3 bed (social rent)	418.05 m ²	1,256.00 pm ²	525,071
2 bed (intermediate)	209.04 m ²	1,256.00 pm ²	262,554
3 bed (intermediate)	167.22 m ²	1,256.00 pm ²	210,028
Totals	5,374.33 m²		6,750,158

S106	50.00 un	4,000.00 /un	200,000	200,000
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Other Construction

Opening Up Costs	50.00 un	4,000.00 /un	200,000	200,000
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DISPOSAL FEES

Sales and Marketing		3.50%	344,564	
Affordable Legal Fee	15.00 un	500.00 /un	7,500	352,064

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			337,710	
Construction			41,618	
Total Finance Cost				379,328

TOTAL COSTS**11,348,178****PROFIT****2,837,045****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Greenfield****V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	11	919.71	1,614.59	134,996	1,484,955	0	1,484,955
4 bed	34	4,106.18	1,614.59	194,994	6,629,797	0	6,629,797
5 bed	7	1,268.12	1,614.59	292,499	2,047,494	0	2,047,494
2 bed (social rent)	7	487.76	1,614.59	112,505	787,532	(472,519)	315,013
3 bed (social rent)	8	668.88	1,614.59	134,996	1,079,967	(647,980)	431,987
2 bed (intermediate)	4	278.72	1,614.59	112,505	450,019	(146,256)	303,763
3 bed (intermediate)	4	334.44	1,614.59	134,996	539,983	(175,495)	364,489
Totals	75	8,063.81			13,019,747	(1,442,250)	11,577,497

NET REALISATION**11,577,497****OUTLAY****ACQUISITION COSTS**

Development Surplus	(2,400,840)	
Fixed Price	925,000	
Total Acquisition		(1,475,840)
Stamp Duty		35,750
		(1,440,090)

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	919.71 m ²	1,212.00 pm ²	1,114,689
4 bed	4,106.18 m ²	1,212.00 pm ²	4,976,690
5 bed	1,268.12 m ²	1,212.00 pm ²	1,536,961
2 bed (social rent)	487.76 m ²	1,212.00 pm ²	591,165
3 bed (social rent)	668.88 m ²	1,212.00 pm ²	810,683
2 bed (intermediate)	278.72 m ²	1,212.00 pm ²	337,809
3 bed (intermediate)	334.44 m ²	1,212.00 pm ²	405,341
Totals	8,063.81 m²		9,773,338

9,773,338

S106	75.00 un	4,000.00 /un	300,000
			300,000

Other Construction

Opening Up Costs	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	284,016
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			295,516

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land			(190,324)
Construction			223,557
Total Finance Cost			33,233

TOTAL COSTS**9,261,997****PROFIT****2,315,499****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Greenfield****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	11	919.71	2,045.14	170,994	1,880,936	0	1,880,936
4 bed	34	4,106.18	2,045.14	246,992	8,397,713	0	8,397,713
5 bed	7	1,268.12	2,045.14	370,498	2,593,483	0	2,593,483
2 bed (social rent)	7	487.76	2,045.14	142,505	997,537	(598,522)	399,015
3 bed (social rent)	8	668.88	2,045.14	170,994	1,367,953	(820,772)	547,181
2 bed (intermediate)	4	278.72	2,045.14	142,505	570,021	(185,257)	384,764
3 bed (intermediate)	4	334.44	2,045.14	170,994	683,977	(222,292)	461,684
Totals	75	8,063.81			16,491,620	(1,826,844)	14,664,777

NET REALISATION**14,664,777****OUTLAY****ACQUISITION COSTS**

Development Surplus	(202,641)	
Fixed Price	925,000	
Total Acquisition		722,359
Stamp Duty		35,750
Agent Fee	1.00%	9,250
Legal Fee	0.80%	7,400

774,759**CONSTRUCTION COSTS**

Construction	m ²	Rate m ²	Cost
3 bed	919.71 m ²	1,212.00 pm ²	1,114,689
4 bed	4,106.18 m ²	1,212.00 pm ²	4,976,690
5 bed	1,268.12 m ²	1,212.00 pm ²	1,536,961
2 bed (social rent)	487.76 m ²	1,212.00 pm ²	591,165
3 bed (social rent)	668.88 m ²	1,212.00 pm ²	810,683
2 bed (intermediate)	278.72 m ²	1,212.00 pm ²	337,809
3 bed (intermediate)	334.44 m ²	1,212.00 pm ²	405,341
Totals	8,063.81 m²		9,773,338

9,773,338

S106	75.00 un	4,000.00 /un	300,000	300,000
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Other Construction

Opening Up Costs	75.00 un	4,000.00 /un	300,000	300,000
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DISPOSAL FEES

Sales and Marketing		3.50%	359,753	
Affordable Legal Fee	23.00 un	500.00 /un	11,500	371,253

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			87,623	
Construction			124,849	
Total Finance Cost				212,472

TOTAL COSTS**11,731,821****PROFIT****2,932,955****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	11	919.71	2,260.04	188,962	2,078,581	0	2,078,581
4 bed	34	4,106.18	2,260.04	272,945	9,280,131	0	9,280,131
5 bed	7	1,268.12	2,260.04	409,429	2,866,002	0	2,866,002
2 bed (social rent)	7	487.76	2,260.04	157,480	1,102,357	(661,414)	440,943
3 bed (social rent)	8	668.88	2,260.04	188,962	1,511,696	(907,017)	604,678
2 bed (intermediate)	4	278.72	2,260.04	157,480	629,918	(204,723)	425,195
3 bed (intermediate)	4	<u>334.44</u>	2,260.04	188,962	<u>755,848</u>	<u>(245,651)</u>	<u>510,197</u>
Totals	75	8,063.81			18,224,533	(2,018,806)	16,205,728

NET REALISATION**16,205,728****OUTLAY****ACQUISITION COSTS**

Development Surplus	397,271	
Fixed Price	1,390,000	
Total Acquisition		1,787,271
Stamp Duty		59,000
Agent Fee	1.00%	13,900
Legal Fee	0.80%	11,120
		1,871,291

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	919.71 m ²	1,212.00 pm ²	1,114,689
4 bed	4,106.18 m ²	1,212.00 pm ²	4,976,690
5 bed	1,268.12 m ²	1,212.00 pm ²	1,536,961
2 bed (social rent)	487.76 m ²	1,212.00 pm ²	591,165
3 bed (social rent)	668.88 m ²	1,212.00 pm ²	810,683
2 bed (intermediate)	278.72 m ²	1,212.00 pm ²	337,809
3 bed (intermediate)	<u>334.44 m²</u>	1,212.00 pm ²	<u>405,341</u>
Totals	8,063.81 m²		9,773,338

S106	75.00 un	4,000.00 /un	300,000	300,000
Other Construction				
Opening Up Costs	75.00 un	4,000.00 /un	300,000	300,000

DISPOSAL FEES

Sales and Marketing		3.50%	397,555
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			409,055

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)	
Land	203,163
Construction	107,735
Total Finance Cost	310,898

TOTAL COSTS**12,964,582****PROFIT****3,241,146****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	11	919.71	2,421.88	202,493	2,227,427	0	2,227,427
4 bed	34	4,106.18	2,421.88	292,490	9,944,675	0	9,944,675
5 bed	7	1,268.12	2,421.88	438,748	3,071,234	0	3,071,234
2 bed (social rent)	7	487.76	2,421.88	168,757	1,181,296	(708,778)	472,518
3 bed (social rent)	8	668.88	2,421.88	202,493	1,619,947	(971,968)	647,979
2 bed (intermediate)	4	278.72	2,421.88	168,757	675,026	(219,384)	455,643
3 bed (intermediate)	4	<u>334.44</u>	2,421.88	202,493	<u>809,974</u>	<u>(263,241)</u>	<u>546,732</u>
Totals	75	8,063.81			19,529,580	(2,163,371)	17,366,209

NET REALISATION**17,366,209****OUTLAY****ACQUISITION COSTS**

Development Surplus	1,056,618	
Fixed Price	1,545,000	
Total Acquisition		2,601,618
Stamp Duty		66,750
Agent Fee	1.00%	15,450
Legal Fee	0.80%	12,360
		2,696,178

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	919.71 m ²	1,212.00 pm ²	1,114,689
4 bed	4,106.18 m ²	1,212.00 pm ²	4,976,690
5 bed	1,268.12 m ²	1,212.00 pm ²	1,536,961
2 bed (social rent)	487.76 m ²	1,212.00 pm ²	591,165
3 bed (social rent)	668.88 m ²	1,212.00 pm ²	810,683
2 bed (intermediate)	278.72 m ²	1,212.00 pm ²	337,809
3 bed (intermediate)	<u>334.44 m²</u>	1,212.00 pm ²	<u>405,341</u>
Totals	8,063.81 m²		9,773,338

9,773,338

S106	75.00 un	4,000.00 /un	300,000
			300,000

Other Construction

Opening Up Costs	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	426,024
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			437,524

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land			286,810
Construction			99,117
Total Finance Cost			385,928

TOTAL COSTS**13,892,967****PROFIT****3,473,242****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 5 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	11	919.71	2,960.08	247,492	2,722,415	0	2,722,415
4 bed	34	4,106.18	2,960.08	357,489	12,154,621	0	12,154,621
5 bed	7	1,268.12	2,960.08	536,248	3,753,737	0	3,753,737
2 bed (social rent)	7	487.76	2,960.08	206,258	1,443,809	(866,285)	577,523
3 bed (social rent)	8	668.88	2,960.08	247,492	1,979,938	(1,187,963)	791,975
2 bed (intermediate)	4	278.72	2,960.08	206,258	825,033	(268,136)	556,898
3 bed (intermediate)	4	<u>334.44</u>	2,960.08	247,492	<u>989,969</u>	<u>(321,740)</u>	<u>668,229</u>
Totals	75	8,063.81			23,869,523	(2,644,124)	21,225,399

NET REALISATION**21,225,399****OUTLAY****ACQUISITION COSTS**

Development Surplus	2,805,154	
Fixed Price	2,475,000	
Total Acquisition		5,280,154
Stamp Duty		113,250
Agent Fee	1.00%	24,750
Legal Fee	0.80%	19,800
		5,437,954

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
3 bed	919.71 m²	1,212.00 pm²	1,114,689
4 bed	4,106.18 m²	1,212.00 pm²	4,976,690
5 bed	1,268.12 m²	1,212.00 pm²	1,536,961
2 bed (social rent)	487.76 m²	1,212.00 pm²	591,165
3 bed (social rent)	668.88 m²	1,212.00 pm²	810,683
2 bed (intermediate)	278.72 m²	1,212.00 pm²	337,809
3 bed (intermediate)	<u>334.44 m²</u>	1,212.00 pm²	<u>405,341</u>
Totals	8,063.81 m²		9,773,338

S106	75.00 un	4,000.00 /un	300,000
			300,000

Other Construction

Opening Up Costs	75.00 un	4,000.00 /un	300,000
			300,000

DISPOSAL FEES

Sales and Marketing		3.50%	520,696
Affordable Legal Fee	23.00 un	500.00 /un	11,500
			532,196

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land			554,761
Construction			82,069
Total Finance Cost			636,831

TOTAL COSTS**16,980,319****PROFIT****4,245,080****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Greenfield****V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	23	1,923.03	1,614.59	134,996	3,104,905	0	3,104,905
4 bed	67	8,091.59	1,614.59	194,994	13,064,600	0	13,064,600
5 bed	15	2,717.40	1,614.59	292,499	4,387,487	0	4,387,487
2 bed (social rent)	15	1,045.20	1,614.59	112,505	1,687,569	(1,012,542)	675,028
3 bed (social rent)	14	1,170.54	1,614.59	134,996	1,889,942	(1,133,965)	755,977
2 bed (intermediate)	8	557.44	1,614.59	112,505	900,037	(292,512)	607,525
3 bed (intermediate)	8	<u>668.88</u>	1,614.59	134,996	<u>1,079,967</u>	<u>(350,989)</u>	<u>728,978</u>
Totals	150	16,174.08			26,114,508	(2,790,008)	23,324,500

NET REALISATION**23,324,500****OUTLAY****ACQUISITION COSTS**

Development Surplus	(4,506,508)	
Fixed Price	1,850,000	
Total Acquisition	(2,656,508)	
Stamp Duty	82,000	
		(2,574,508)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
3 bed	1,923.03 m²	1,193.00 pm²	2,294,175
4 bed	8,091.59 m²	1,193.00 pm²	9,653,267
5 bed	2,717.40 m²	1,193.00 pm²	3,241,858
2 bed (social rent)	1,045.20 m²	1,193.00 pm²	1,246,924
3 bed (social rent)	1,170.54 m²	1,193.00 pm²	1,396,454
2 bed (intermediate)	557.44 m²	1,193.00 pm²	665,026
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm²	<u>797,974</u>
Totals	16,174.08 m²		19,295,677

S106	150.00 un	4,000.00 /un	600,000
			600,000

Other Construction

Opening Up Costs	150.00 un	5,000.00 /un	750,000
			750,000

DISPOSAL FEES

Sales and Marketing		3.50%	565,933
Affordable Legal Fee	45.00 un	500.00 /un	22,500
			588,433

TOTAL COSTS**18,659,602****PROFIT****4,664,898****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Greenfield****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	23	1,923.03	2,045.14	170,994	3,932,866	0	3,932,866
4 bed	67	8,091.59	2,045.14	246,992	16,548,434	0	16,548,434
5 bed	15	2,717.40	2,045.14	370,498	5,557,463	0	5,557,463
2 bed (social rent)	15	1,045.20	2,045.14	142,505	2,137,580	(1,282,548)	855,032
3 bed (social rent)	14	1,170.54	2,045.14	170,994	2,393,918	(1,436,351)	957,567
2 bed (intermediate)	8	557.44	2,045.14	142,505	1,140,043	(370,514)	769,529
3 bed (intermediate)	8	<u>668.88</u>	2,045.14	170,994	<u>1,367,953</u>	<u>(444,585)</u>	<u>923,368</u>
Totals	150	16,174.08			33,078,258	(3,533,998)	29,544,260

NET REALISATION**29,544,260****OUTLAY****ACQUISITION COSTS**

Development Surplus	(81,826)		
Fixed Price	1,850,000		
Total Acquisition		1,768,174	
Stamp Duty		82,000	
			1,850,174

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	1,923.03 m ²	1,193.00 pm ²	2,294,175	
4 bed	8,091.59 m ²	1,193.00 pm ²	9,653,267	
5 bed	2,717.40 m ²	1,193.00 pm ²	3,241,858	
2 bed (social rent)	1,045.20 m ²	1,193.00 pm ²	1,246,924	
3 bed (social rent)	1,170.54 m ²	1,193.00 pm ²	1,396,454	
2 bed (intermediate)	557.44 m ²	1,193.00 pm ²	665,026	
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm ²	<u>797,974</u>	
Totals	16,174.08 m²		19,295,677	19,295,677

S106	150.00 un	4,000.00 /un	600,000	600,000
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Other Construction

Opening Up Costs	150.00 un	5,000.00 /un	750,000	750,000
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DISPOSAL FEES

Sales and Marketing		3.50%	716,845	
Affordable Legal Fee	45.00 un	500.00 /un	22,500	
				739,345

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			265,706	
Construction			134,506	
Total Finance Cost				400,211

TOTAL COSTS**23,635,408****PROFIT****5,908,852****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	23	1,923.03	2,260.04	188,962	4,346,125	0	4,346,125
4 bed	67	8,091.59	2,260.04	272,945	18,287,317	0	18,287,317
5 bed	15	2,717.40	2,260.04	409,429	6,141,433	0	6,141,433
2 bed (social rent)	15	1,045.20	2,260.04	157,480	2,362,194	(1,417,316)	944,878
3 bed (social rent)	14	1,170.54	2,260.04	188,962	2,645,467	(1,587,280)	1,058,187
2 bed (intermediate)	8	557.44	2,260.04	157,480	1,259,837	(409,447)	850,390
3 bed (intermediate)	8	<u>668.88</u>	2,260.04	188,962	<u>1,511,696</u>	<u>(491,301)</u>	<u>1,020,394</u>
Totals	150	16,174.08			36,554,068	(3,905,345)	32,648,723

NET REALISATION**32,648,723****OUTLAY****ACQUISITION COSTS**

Development Surplus	1,007,197		
Fixed Price	2,780,000		
Total Acquisition		3,787,197	
Stamp Duty		128,500	
Agent Fee	1.00%	27,800	
Legal Fee	0.80%	22,240	
			3,965,737

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	1,923.03 m ²	1,193.00 pm ²	2,294,175
4 bed	8,091.59 m ²	1,193.00 pm ²	9,653,267
5 bed	2,717.40 m ²	1,193.00 pm ²	3,241,858
2 bed (social rent)	1,045.20 m ²	1,193.00 pm ²	1,246,924
3 bed (social rent)	1,170.54 m ²	1,193.00 pm ²	1,396,454
2 bed (intermediate)	557.44 m ²	1,193.00 pm ²	665,026
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm ²	<u>797,974</u>
Totals	16,174.08 m²		19,295,677

S106	150.00 un	4,000.00 /un	600,000	600,000
Other Construction				
Opening Up Costs	150.00 un	5,000.00 /un	750,000	750,000

DISPOSAL FEES

Sales and Marketing		3.50%	792,170	
Affordable Legal Fee	45.00 un	500.00 /un	22,500	814,670

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			580,077	
Construction			112,816	
Total Finance Cost				692,893

TOTAL COSTS**26,118,979****PROFIT****6,529,745****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	23	1,923.03	2,421.88	202,493	4,657,348	0	4,657,348
4 bed	67	8,091.59	2,421.88	292,490	19,596,860	0	19,596,860
5 bed	15	2,717.40	2,421.88	438,748	6,581,217	0	6,581,217
2 bed (social rent)	15	1,045.20	2,421.88	168,757	2,531,349	(1,518,809)	1,012,540
3 bed (social rent)	14	1,170.54	2,421.88	202,493	2,834,907	(1,700,944)	1,133,963
2 bed (intermediate)	8	557.44	2,421.88	168,757	1,350,053	(438,767)	911,286
3 bed (intermediate)	8	<u>668.88</u>	2,421.88	202,493	<u>1,619,947</u>	<u>(526,483)</u>	<u>1,093,464</u>
Totals	150	16,174.08			39,171,681	(4,185,004)	34,986,677

NET REALISATION**34,986,677****OUTLAY****ACQUISITION COSTS**

Development Surplus	2,261,114	
Fixed Price	3,090,000	
Total Acquisition		5,351,114
Stamp Duty		144,000
Agent Fee	1.00%	30,900
Legal Fee	0.80%	24,720
		5,550,734

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	1,923.03 m ²	1,193.00 pm ²	2,294,175
4 bed	8,091.59 m ²	1,193.00 pm ²	9,653,267
5 bed	2,717.40 m ²	1,193.00 pm ²	3,241,858
2 bed (social rent)	1,045.20 m ²	1,193.00 pm ²	1,246,924
3 bed (social rent)	1,170.54 m ²	1,193.00 pm ²	1,396,454
2 bed (intermediate)	557.44 m ²	1,193.00 pm ²	665,026
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm ²	<u>797,974</u>
Totals	16,174.08 m²		19,295,677

19,295,677

S106	150.00 un	4,000.00 /un	600,000	600,000
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Other Construction

Opening Up Costs	150.00 un	5,000.00 /un	750,000	750,000
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DISPOSAL FEES

Sales and Marketing		3.50%	848,897	
Affordable Legal Fee	45.00 un	500.00 /un	22,500	871,397

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			819,373	
Construction			102,150	
Total Finance Cost				921,522

TOTAL COSTS**27,989,331****PROFIT****6,997,346****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 6 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	23	1,923.03	2,960.08	247,492	5,692,323	0	5,692,323
4 bed	67	8,091.59	2,960.08	357,489	23,951,754	0	23,951,754
5 bed	15	2,717.40	2,960.08	536,248	8,043,721	0	8,043,721
2 bed (social rent)	15	1,045.20	2,960.08	206,258	3,093,876	(1,856,325)	1,237,550
3 bed (social rent)	14	1,170.54	2,960.08	247,492	3,464,892	(2,078,935)	1,385,957
2 bed (intermediate)	8	557.44	2,960.08	206,258	1,650,067	(536,272)	1,113,795
3 bed (intermediate)	8	<u>668.88</u>	2,960.08	247,492	<u>1,979,938</u>	<u>(643,480)</u>	<u>1,336,458</u>
Totals	150	16,174.08			47,876,571	(5,115,012)	42,761,558

NET REALISATION**42,761,558****OUTLAY****ACQUISITION COSTS**

Development Surplus	5,523,749		
Fixed Price	4,950,000		
Total Acquisition		10,473,749	
Stamp Duty		237,000	
Agent Fee	1.00%	49,500	
Legal Fee	0.80%	39,600	
			10,799,849

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	1,923.03 m ²	1,193.00 pm ²	2,294,175
4 bed	8,091.59 m ²	1,193.00 pm ²	9,653,267
5 bed	2,717.40 m ²	1,193.00 pm ²	3,241,858
2 bed (social rent)	1,045.20 m ²	1,193.00 pm ²	1,246,924
3 bed (social rent)	1,170.54 m ²	1,193.00 pm ²	1,396,454
2 bed (intermediate)	557.44 m ²	1,193.00 pm ²	665,026
3 bed (intermediate)	<u>668.88 m²</u>	1,193.00 pm ²	<u>797,974</u>
Totals	16,174.08 m²		19,295,677

S106	150.00 un	4,000.00 /un	600,000	600,000
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Other Construction

Opening Up Costs	150.00 un	5,000.00 /un	750,000	750,000
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DISPOSAL FEES

Sales and Marketing		3.50%	1,037,543	
Affordable Legal Fee	45.00 un	500.00 /un	22,500	1,060,043

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			1,621,211	
Construction			82,470	
Total Finance Cost				1,703,681

TOTAL COSTS**34,209,251****PROFIT****8,552,308****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Greenfield
V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	38	3,177.18	1,614.59	134,996	5,129,843	0	5,129,843
4 bed	112	13,526.24	1,614.59	194,994	21,839,332	0	21,839,332
5 bed	25	4,529.00	1,614.59	292,499	7,312,478	0	7,312,478
2 bed (social rent)	25	1,742.00	1,614.59	112,505	2,812,616	(1,687,569)	1,125,046
3 bed (social rent)	24	2,006.64	1,614.59	134,996	3,239,901	(1,943,941)	1,295,960
2 bed (intermediate)	13	905.84	1,614.59	112,505	1,462,560	(475,332)	987,228
3 bed (intermediate)	13	<u>1,086.93</u>	1,614.59	134,996	<u>1,754,946</u>	<u>(570,358)</u>	<u>1,184,589</u>
Totals	250	26,973.83			43,551,676	(4,677,200)	38,874,477

NET REALISATION**38,874,477****OUTLAY****ACQUISITION COSTS**

Development Surplus	(7,651,116)	
Fixed Price	3,083,333	
Total Acquisition		(4,567,783)
Stamp Duty		143,667
		(4,424,116)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
3 bed	3,177.18 m²	1,174.00 pm²	3,730,009
4 bed	13,526.24 m²	1,174.00 pm²	15,879,806
5 bed	4,529.00 m²	1,174.00 pm²	5,317,046
2 bed (social rent)	1,742.00 m²	1,174.00 pm²	2,045,108
3 bed (social rent)	2,006.64 m²	1,174.00 pm²	2,355,795
2 bed (intermediate)	905.84 m²	1,174.00 pm²	1,063,456
3 bed (intermediate)	<u>1,086.93 m²</u>	1,174.00 pm²	<u>1,276,056</u>
Totals	26,973.83 m²		31,667,276

31,667,276

S106	250.00 un	4,000.00 /un	1,000,000
			1,000,000

Other Construction

Opening Up Costs	250.00 un	7,500.00 /un	1,875,000
			1,875,000

DISPOSAL FEES

Sales and Marketing		3.50%	943,921
Affordable Legal Fee	75.00 un	500.00 /un	37,500
			981,421

TOTAL COSTS**31,099,581****PROFIT****7,774,895****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Greenfield****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	38	3,177.18	2,045.14	170,994	6,497,778	0	6,497,778
4 bed	112	13,526.24	2,045.14	246,992	27,663,054	0	27,663,054
5 bed	25	4,529.00	2,045.14	370,498	9,262,439	0	9,262,439
2 bed (social rent)	25	1,742.00	2,045.14	142,505	3,562,634	(2,137,580)	1,425,054
3 bed (social rent)	24	2,006.64	2,045.14	170,994	4,103,860	(2,462,316)	1,641,544
2 bed (intermediate)	13	905.84	2,045.14	142,505	1,852,570	(602,085)	1,250,484
3 bed (intermediate)	13	1,086.93	2,045.14	170,994	2,222,924	(722,450)	1,500,474
Totals	250	26,973.83			55,165,259	(5,924,432)	49,240,827

NET REALISATION**49,240,827****OUTLAY****ACQUISITION COSTS**

Development Surplus	(352,673)			
Fixed Price	3,083,333			
Total Acquisition		2,730,660		
Stamp Duty		143,667		
Agent Fee	1.00%	30,833		
Legal Fee	0.80%	24,667		
			2,929,827	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	3,177.18 m²	1,174.00 pm²	3,730,009	
4 bed	13,526.24 m²	1,174.00 pm²	15,879,806	
5 bed	4,529.00 m²	1,174.00 pm²	5,317,046	
2 bed (social rent)	1,742.00 m²	1,174.00 pm²	2,045,108	
3 bed (social rent)	2,006.64 m²	1,174.00 pm²	2,355,795	
2 bed (intermediate)	905.84 m²	1,174.00 pm²	1,063,456	
3 bed (intermediate)	1,086.93 m²	1,174.00 pm²	1,276,056	
Totals	26,973.83 m²		31,667,276	31,667,276

S106	250.00 un	4,000.00 /un	1,000,000	1,000,000
Other Construction				
Opening Up Costs	250.00 un	7,500.00 /un	1,875,000	1,875,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,195,629	
Affordable Legal Fee	75.00 un	500.00 /un	37,500	1,233,129

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			477,514	
Construction			209,915	
Total Finance Cost				687,429

TOTAL COSTS**39,392,662****PROFIT****9,848,165****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	38	3,177.18	2,260.04	188,962	7,180,554	0	7,180,554
4 bed	112	13,526.24	2,260.04	272,945	30,569,843	0	30,569,843
5 bed	25	4,529.00	2,260.04	409,429	10,235,721	0	10,235,721
2 bed (social rent)	25	1,742.00	2,260.04	157,480	3,936,990	(2,362,194)	1,574,796
3 bed (social rent)	24	2,006.64	2,260.04	188,962	4,535,087	(2,721,052)	1,814,035
2 bed (intermediate)	13	905.84	2,260.04	157,480	2,047,235	(665,351)	1,381,883
3 bed (intermediate)	<u>13</u>	<u>1,086.93</u>	<u>2,260.04</u>	<u>188,962</u>	<u>2,456,505</u>	<u>(798,364)</u>	<u>1,658,141</u>
Totals	250	26,973.83			60,961,935	(6,546,961)	54,414,973

NET REALISATION**54,414,973****OUTLAY****ACQUISITION COSTS**

Development Surplus	1,440,777		
Fixed Price	4,633,333		
Total Acquisition		6,074,110	
Stamp Duty		221,167	
Agent Fee	1.00%	46,333	
Legal Fee	0.80%	37,067	
			6,378,677

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	3,177.18 m ²	1,174.00 pm ²	3,730,009
4 bed	13,526.24 m ²	1,174.00 pm ²	15,879,806
5 bed	4,529.00 m ²	1,174.00 pm ²	5,317,046
2 bed (social rent)	1,742.00 m ²	1,174.00 pm ²	2,045,108
3 bed (social rent)	2,006.64 m ²	1,174.00 pm ²	2,355,795
2 bed (intermediate)	905.84 m ²	1,174.00 pm ²	1,063,456
3 bed (intermediate)	<u>1,086.93 m²</u>	<u>1,174.00 pm²</u>	<u>1,276,056</u>
Totals	26,973.83 m²		31,667,276

S106	250.00 un	4,000.00 /un	1,000,000	1,000,000
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Other Construction

Opening Up Costs	250.00 un	7,500.00 /un	1,875,000	1,875,000
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DISPOSAL FEES

Sales and Marketing		3.50%	1,321,264	
Affordable Legal Fee	75.00 un	500.00 /un	37,500	1,358,764

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			1,078,236	
Construction			174,025	
Total Finance Cost				1,252,261

TOTAL COSTS**43,531,979****PROFIT****10,882,995****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	38	3,177.18	2,421.88	202,493	7,694,749	0	7,694,749
4 bed	112	13,526.24	2,421.88	292,490	32,758,930	0	32,758,930
5 bed	25	4,529.00	2,421.88	438,748	10,968,695	0	10,968,695
2 bed (social rent)	25	1,742.00	2,421.88	168,757	4,218,915	(2,531,349)	1,687,566
3 bed (social rent)	24	2,006.64	2,421.88	202,493	4,859,841	(2,915,905)	1,943,937
2 bed (intermediate)	13	905.84	2,421.88	168,757	2,193,836	(712,997)	1,480,839
3 bed (intermediate)	13	1,086.93	2,421.88	202,493	2,632,414	(855,535)	1,776,879
Totals	250	26,973.83			65,327,379	(7,015,785)	58,311,594

NET REALISATION**58,311,594****OUTLAY****ACQUISITION COSTS**

Development Surplus	3,466,693			
Fixed Price	5,150,000			
Total Acquisition		8,616,693		
Stamp Duty		247,000		
Agent Fee	1.00%	51,500		
Legal Fee	0.80%	41,200		
			8,956,393	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	3,177.18 m²	1,174.00 pm²	3,730,009	
4 bed	13,526.24 m²	1,174.00 pm²	15,879,806	
5 bed	4,529.00 m²	1,174.00 pm²	5,317,046	
2 bed (social rent)	1,742.00 m²	1,174.00 pm²	2,045,108	
3 bed (social rent)	2,006.64 m²	1,174.00 pm²	2,355,795	
2 bed (intermediate)	905.84 m²	1,174.00 pm²	1,063,456	
3 bed (intermediate)	1,086.93 m²	1,174.00 pm²	1,276,056	
Totals	26,973.83 m²		31,667,276	31,667,276

S106	250.00 un	4,000.00 /un	1,000,000	1,000,000
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Other Construction

Opening Up Costs	250.00 un	7,500.00 /un	1,875,000	1,875,000
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DISPOSAL FEES

Sales and Marketing		3.50%	1,415,879	
Affordable Legal Fee	75.00 un	500.00 /un	37,500	1,453,379

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			1,540,686	
Construction			156,543	
Total Finance Cost				1,697,230

TOTAL COSTS**46,649,278****PROFIT****11,662,317****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 7 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	38	3,177.18	2,960.08	247,492	9,404,707	0	9,404,707
4 bed	112	13,526.24	2,960.08	357,489	40,038,752	0	40,038,752
5 bed	25	4,529.00	2,960.08	536,248	13,406,202	0	13,406,202
2 bed (social rent)	25	1,742.00	2,960.08	206,258	5,156,459	(3,093,876)	2,062,584
3 bed (social rent)	24	2,006.64	2,960.08	247,492	5,939,815	(3,563,889)	2,375,926
2 bed (intermediate)	13	905.84	2,960.08	206,258	2,681,359	(871,442)	1,809,917
3 bed (intermediate)	13	<u>1,086.93</u>	2,960.08	247,492	<u>3,217,400</u>	<u>(1,045,655)</u>	<u>2,171,745</u>
Totals	250	26,973.83			79,844,695	(8,574,861)	71,269,834

NET REALISATION**71,269,834****OUTLAY****ACQUISITION COSTS**

Development Surplus	8,676,202		
Fixed Price	8,250,000		
Total Acquisition		16,926,202	
Stamp Duty		402,000	
Agent Fee	1.00%	82,500	
Legal Fee	0.80%	66,000	
			17,476,702

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	3,177.18 m²	1,174.00 pm²	3,730,009	
4 bed	13,526.24 m²	1,174.00 pm²	15,879,806	
5 bed	4,529.00 m²	1,174.00 pm²	5,317,046	
2 bed (social rent)	1,742.00 m²	1,174.00 pm²	2,045,108	
3 bed (social rent)	2,006.64 m²	1,174.00 pm²	2,355,795	
2 bed (intermediate)	905.84 m²	1,174.00 pm²	1,063,456	
3 bed (intermediate)	<u>1,086.93 m²</u>	1,174.00 pm²	<u>1,276,056</u>	
Totals	26,973.83 m²		31,667,276	31,667,276

S106	250.00 un	4,000.00 /un	1,000,000	1,000,000
Other Construction				
Opening Up Costs	250.00 un	7,500.00 /un	1,875,000	1,875,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,730,521	
Affordable Legal Fee	75.00 un	500.00 /un	37,500	1,768,021

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			3,104,381	
Construction			124,500	
Total Finance Cost				3,228,880

TOTAL COSTS**57,015,880****PROFIT****14,253,954****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Greenfield
V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	75	6,270.75	1,614.59	134,996	10,124,690	0	10,124,690
4 bed	225	27,173.25	1,614.59	194,994	43,873,658	0	43,873,658
5 bed	50	9,058.00	1,614.59	292,499	14,624,956	0	14,624,956
2 bed (social rent)	49	3,414.32	1,614.59	112,505	5,512,727	(3,307,636)	2,205,091
3 bed (social rent)	49	4,096.89	1,614.59	134,996	6,614,798	(3,968,879)	2,645,919
2 bed (intermediate)	26	1,811.68	1,614.59	112,505	2,925,120	(950,664)	1,974,456
3 bed (intermediate)	26	2,173.86	1,614.59	134,996	3,509,893	(1,140,715)	2,369,178
Totals	500	53,998.75			87,185,842	(9,367,894)	77,817,948

NET REALISATION**77,817,948****OUTLAY****ACQUISITION COSTS**

Development Surplus	(16,421,631)		
Fixed Price	6,166,667		
Total Acquisition		(10,254,964)	
Stamp Duty		297,833	
			(9,957,131)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
3 bed	6,270.75 m²	1,162.00 pm²	7,286,612
4 bed	27,173.25 m²	1,162.00 pm²	31,575,317
5 bed	9,058.00 m²	1,162.00 pm²	10,525,396
2 bed (social rent)	3,414.32 m²	1,162.00 pm²	3,967,440
3 bed (social rent)	4,096.89 m²	1,162.00 pm²	4,760,586
2 bed (intermediate)	1,811.68 m²	1,162.00 pm²	2,105,172
3 bed (intermediate)	2,173.86 m²	1,162.00 pm²	2,526,025
Totals	53,998.75 m²		62,746,548

S106	500.00 un	4,000.00 /un	2,000,000
			2,000,000

Other Construction

Opening Up Costs	500.00 un	11,000.00 /un	5,500,000
			5,500,000

DISPOSAL FEES

Sales and Marketing		3.50%	1,889,942
Affordable Legal Fee	150.00 un	500.00 /un	75,000
			1,964,942

TOTAL COSTS**62,254,358****PROFIT****15,563,590****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Greenfield****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	75	6,270.75	2,045.14	170,994	12,824,562	0	12,824,562
4 bed	225	27,173.25	2,045.14	246,992	55,573,101	0	55,573,101
5 bed	50	9,058.00	2,045.14	370,498	18,524,878	0	18,524,878
2 bed (social rent)	49	3,414.32	2,045.14	142,505	6,982,762	(4,189,657)	2,793,105
3 bed (social rent)	49	4,096.89	2,045.14	170,994	8,378,714	(5,027,228)	3,351,485
2 bed (intermediate)	26	1,811.68	2,045.14	142,505	3,705,139	(1,204,170)	2,500,969
3 bed (intermediate)	<u>26</u>	<u>2,173.86</u>	<u>2,045.14</u>	<u>170,994</u>	<u>4,445,848</u>	<u>(1,444,901)</u>	<u>3,000,947</u>
Totals	500	53,998.75			110,435,004	(11,865,956)	98,569,047

NET REALISATION**98,569,047****OUTLAY****ACQUISITION COSTS**

Development Surplus	(1,837,672)			
Fixed Price	6,166,667			
Total Acquisition		4,328,995		
Stamp Duty		297,833		
Agent Fee	1.00%	61,667		
Legal Fee	0.80%	49,333		
			4,737,828	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	6,270.75 m²	1,162.00 pm²	7,286,612	
4 bed	27,173.25 m²	1,162.00 pm²	31,575,317	
5 bed	9,058.00 m²	1,162.00 pm²	10,525,396	
2 bed (social rent)	3,414.32 m²	1,162.00 pm²	3,967,440	
3 bed (social rent)	4,096.89 m²	1,162.00 pm²	4,760,586	
2 bed (intermediate)	1,811.68 m²	1,162.00 pm²	2,105,172	
3 bed (intermediate)	<u>2,173.86 m²</u>	<u>1,162.00 pm²</u>	<u>2,526,025</u>	
Totals	53,998.75 m²		62,746,548	62,746,548

S106	500.00 un	4,000.00 /un	2,000,000	2,000,000
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Other Construction

Opening Up Costs	500.00 un	11,000.00 /un	5,500,000	5,500,000
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DISPOSAL FEES

Sales and Marketing		3.50%	2,393,918	
Affordable Legal Fee	150.00 un	500.00 /un	75,000	2,468,918

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			1,008,762	
Construction			393,182	
Total Finance Cost				1,401,944

TOTAL COSTS**78,855,238****PROFIT****19,713,809****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	75	6,270.75	2,260.04	188,962	14,172,146	0	14,172,146
4 bed	225	27,173.25	2,260.04	272,945	61,412,632	0	61,412,632
5 bed	50	9,058.00	2,260.04	409,429	20,471,442	0	20,471,442
2 bed (social rent)	49	3,414.32	2,260.04	157,480	7,716,500	(4,629,900)	3,086,600
3 bed (social rent)	49	4,096.89	2,260.04	188,962	9,259,135	(5,555,481)	3,703,654
2 bed (intermediate)	26	1,811.68	2,260.04	157,480	4,094,469	(1,330,703)	2,763,767
3 bed (intermediate)	26	2,173.86	2,260.04	188,962	4,913,011	(1,596,728)	3,316,282
Totals	500	53,998.75			122,039,335	(13,112,812)	108,926,523

NET REALISATION**108,926,523****OUTLAY****ACQUISITION COSTS**

Development Surplus	1,366,028			
Fixed Price	9,266,667			
Total Acquisition		10,632,695		
Stamp Duty		452,833		
Agent Fee	1.00%	92,667		
Legal Fee	0.80%	74,133		
			11,252,328	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	6,270.75 m ²	1,162.00 pm ²	7,286,612	
4 bed	27,173.25 m ²	1,162.00 pm ²	31,575,317	
5 bed	9,058.00 m ²	1,162.00 pm ²	10,525,396	
2 bed (social rent)	3,414.32 m ²	1,162.00 pm ²	3,967,440	
3 bed (social rent)	4,096.89 m ²	1,162.00 pm ²	4,760,586	
2 bed (intermediate)	1,811.68 m ²	1,162.00 pm ²	2,105,172	
3 bed (intermediate)	2,173.86 m ²	1,162.00 pm ²	2,526,025	
Totals	53,998.75 m²		62,746,548	62,746,548

S106	500.00 un	4,000.00 /un	2,000,000	2,000,000
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Other Construction

Opening Up Costs	500.00 un	11,000.00 /un	5,500,000	5,500,000
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DISPOSAL FEES

Sales and Marketing		3.50%	2,645,467	
Affordable Legal Fee	150.00 un	500.00 /un	75,000	
				2,720,467

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			2,605,599	
Construction			316,277	
Total Finance Cost				2,921,876

TOTAL COSTS**87,141,218****PROFIT****21,785,305****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	75	6,270.75	2,421.88	202,493	15,187,004	0	15,187,004
4 bed	225	27,173.25	2,421.88	292,490	65,810,351	0	65,810,351
5 bed	50	9,058.00	2,421.88	438,748	21,937,389	0	21,937,389
2 bed (social rent)	49	3,414.32	2,421.88	168,757	8,269,073	(4,961,444)	3,307,629
3 bed (social rent)	49	4,096.89	2,421.88	202,493	9,922,176	(5,953,306)	3,968,870
2 bed (intermediate)	26	1,811.68	2,421.88	168,757	4,387,672	(1,425,993)	2,961,678
3 bed (intermediate)	26	<u>2,173.86</u>	2,421.88	202,493	<u>5,264,828</u>	<u>(1,711,069)</u>	<u>3,553,759</u>
Totals	500	53,998.75			130,778,493	(14,051,812)	116,726,681

NET REALISATION**116,726,681****OUTLAY****ACQUISITION COSTS**

Development Surplus	5,088,474			
Fixed Price	10,300,000			
Total Acquisition		15,388,474		
Stamp Duty		504,500		
Agent Fee	1.00%	103,000		
Legal Fee	0.80%	82,400		
			16,078,374	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	6,270.75 m ²	1,162.00 pm ²	7,286,612	
4 bed	27,173.25 m ²	1,162.00 pm ²	31,575,317	
5 bed	9,058.00 m ²	1,162.00 pm ²	10,525,396	
2 bed (social rent)	3,414.32 m ²	1,162.00 pm ²	3,967,440	
3 bed (social rent)	4,096.89 m ²	1,162.00 pm ²	4,760,586	
2 bed (intermediate)	1,811.68 m ²	1,162.00 pm ²	2,105,172	
3 bed (intermediate)	<u>2,173.86 m²</u>	1,162.00 pm ²	<u>2,526,025</u>	
Totals	53,998.75 m²		62,746,548	62,746,548

S106	500.00 un	4,000.00 /un	2,000,000	2,000,000
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Other Construction

Opening Up Costs	500.00 un	11,000.00 /un	5,500,000	5,500,000
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DISPOSAL FEES

Sales and Marketing		3.50%	2,834,907	
Affordable Legal Fee	150.00 un	500.00 /un	75,000	
				2,909,907

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			3,865,822	
Construction			280,696	
Total Finance Cost				4,146,518

TOTAL COSTS**93,381,347****PROFIT****23,345,334****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 8 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	75	6,270.75	2,960.08	247,492	18,561,922	0	18,561,922
4 bed	225	27,173.25	2,960.08	357,489	80,434,994	0	80,434,994
5 bed	50	9,058.00	2,960.08	536,248	26,812,405	0	26,812,405
2 bed (social rent)	49	3,414.32	2,960.08	206,258	10,106,660	(6,063,996)	4,042,664
3 bed (social rent)	49	4,096.89	2,960.08	247,492	12,127,122	(7,276,273)	4,850,849
2 bed (intermediate)	26	1,811.68	2,960.08	206,258	5,362,718	(1,742,883)	3,619,834
3 bed (intermediate)	26	<u>2,173.86</u>	2,960.08	247,492	<u>6,434,800</u>	<u>(2,091,310)</u>	<u>4,343,490</u>
Totals	500	53,998.75			159,840,620	(17,174,463)	142,666,157

NET REALISATION**142,666,157****OUTLAY****ACQUISITION COSTS**

Development Surplus	14,321,037		
Fixed Price	16,500,000		
Total Acquisition		30,821,037	
Stamp Duty		814,500	
Agent Fee	1.00%	165,000	
Legal Fee	0.80%	132,000	
			31,932,537

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	6,270.75 m ²	1,162.00 pm ²	7,286,612
4 bed	27,173.25 m ²	1,162.00 pm ²	31,575,317
5 bed	9,058.00 m ²	1,162.00 pm ²	10,525,396
2 bed (social rent)	3,414.32 m ²	1,162.00 pm ²	3,967,440
3 bed (social rent)	4,096.89 m ²	1,162.00 pm ²	4,760,586
2 bed (intermediate)	1,811.68 m ²	1,162.00 pm ²	2,105,172
3 bed (intermediate)	<u>2,173.86 m²</u>	1,162.00 pm ²	<u>2,526,025</u>
Totals	53,998.75 m²		62,746,548

S106	500.00 un	4,000.00 /un	2,000,000	2,000,000
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Other Construction

Opening Up Costs	500.00 un	11,000.00 /un	5,500,000	5,500,000
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DISPOSAL FEES

Sales and Marketing		3.50%	3,464,892	
Affordable Legal Fee	150.00 un	500.00 /un	75,000	
				3,539,892

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			8,197,001	
Construction			216,998	
Total Finance Cost				8,413,999

TOTAL COSTS**114,132,976****PROFIT****28,533,182****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 9 - Greenfield
V Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	150	12,541.50	1,614.59	134,996	20,249,380	0	20,249,380
4 bed	450	54,346.50	1,614.59	194,994	87,747,315	0	87,747,315
5 bed	100	18,116.00	1,614.59	292,499	29,249,912	0	29,249,912
2 bed (social rent)	98	6,828.64	1,614.59	112,505	11,025,454	(6,615,272)	4,410,182
3 bed (social rent)	97	8,110.17	1,614.59	134,996	13,094,599	(7,856,760)	5,237,840
2 bed (intermediate)	52	3,623.36	1,614.59	112,505	5,850,241	(1,901,328)	3,948,913
3 bed (intermediate)	<u>53</u>	<u>4,431.33</u>	1,614.59	134,996	<u>7,154,781</u>	<u>(2,325,304)</u>	<u>4,829,477</u>
Totals	1,000	107,997.50			174,371,684	(18,698,664)	155,673,019

NET REALISATION 155,673,019**OUTLAY****ACQUISITION COSTS**

Development Surplus	(33,091,828)		
Fixed Price	12,333,333		
Total Acquisition		(20,758,495)	
Stamp Duty		606,167	
			(20,152,328)

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
3 bed	12,541.50 m ²	1,155.00 pm ²	14,485,433
4 bed	54,346.50 m ²	1,155.00 pm ²	62,770,208
5 bed	18,116.00 m ²	1,155.00 pm ²	20,923,980
2 bed (social rent)	6,828.64 m ²	1,155.00 pm ²	7,887,079
3 bed (social rent)	8,110.17 m ²	1,155.00 pm ²	9,367,246
2 bed (intermediate)	3,623.36 m ²	1,155.00 pm ²	4,184,981
3 bed (intermediate)	<u>4,431.33 m²</u>	1,155.00 pm ²	<u>5,118,186</u>
Totals	107,997.50 m²		124,737,113

124,737,113

S106	1,000.00 un	4,000.00 /un	4,000,000
			4,000,000

Other Construction

Opening Up Costs	1,000.00 un	11,000.00 /un	11,000,000
			11,000,000

DISPOSAL FEES

Sales and Marketing		3.50%	4,803,631
Affordable Legal Fee	300.00 un	500.00 /un	150,000
			4,953,631

TOTAL COSTS 124,538,416**PROFIT**

31,134,604

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 9 - Greenfield****Low**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	150	12,541.50	2,045.14	170,994	25,649,123	0	25,649,123
4 bed	450	54,346.50	2,045.14	246,992	111,146,201	0	111,146,201
5 bed	100	18,116.00	2,045.14	370,498	37,049,756	0	37,049,756
2 bed (social rent)	98	6,828.64	2,045.14	142,505	13,965,525	(8,379,315)	5,586,210
3 bed (social rent)	97	8,110.17	2,045.14	170,994	16,586,433	(9,951,860)	6,634,573
2 bed (intermediate)	52	3,623.36	2,045.14	142,505	7,410,278	(2,408,341)	5,001,938
3 bed (intermediate)	53	4,431.33	2,045.14	170,994	9,062,690	(2,945,374)	6,117,316
Totals	1,000	107,997.50			220,870,007	(23,684,890)	197,185,118

NET REALISATION**197,185,118****OUTLAY****ACQUISITION COSTS**

Development Surplus	(5,016,225)			
Fixed Price	12,333,333			
Total Acquisition		7,317,108		
Stamp Duty		606,167		
Agent Fee	1.00%	123,333		
Legal Fee	0.80%	98,667		
			8,145,275	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
3 bed	12,541.50 m ²	1,155.00 pm ²	14,485,433	
4 bed	54,346.50 m ²	1,155.00 pm ²	62,770,208	
5 bed	18,116.00 m ²	1,155.00 pm ²	20,923,980	
2 bed (social rent)	6,828.64 m ²	1,155.00 pm ²	7,887,079	
3 bed (social rent)	8,110.17 m ²	1,155.00 pm ²	9,367,246	
2 bed (intermediate)	3,623.36 m ²	1,155.00 pm ²	4,184,981	
3 bed (intermediate)	4,431.33 m ²	1,155.00 pm ²	5,118,186	
Totals	107,997.50 m²		124,737,113	124,737,113

S106	1,000.00 un	4,000.00 /un	4,000,000	4,000,000
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Other Construction

Opening Up Costs	1,000.00 un	11,000.00 /un	11,000,000	11,000,000
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DISPOSAL FEES

Sales and Marketing		3.50%	6,084,578	
Affordable Legal Fee	300.00 un	500.00 /un	150,000	6,234,578

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			2,860,365	
Construction			770,849	
Total Finance Cost				3,631,214

TOTAL COSTS**157,748,179****PROFIT****39,436,939****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 9 - Greenfield
Market Town**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	150	12,541.50	2,260.04	188,962	28,344,292	0	28,344,292
4 bed	450	54,346.50	2,260.04	272,945	122,825,264	0	122,825,264
5 bed	100	18,116.00	2,260.04	409,429	40,942,885	0	40,942,885
2 bed (social rent)	98	6,828.64	2,260.04	157,480	15,433,000	(9,259,800)	6,173,200
3 bed (social rent)	97	8,110.17	2,260.04	188,962	18,329,309	(10,997,585)	7,331,723
2 bed (intermediate)	52	3,623.36	2,260.04	157,480	8,188,939	(2,661,405)	5,527,534
3 bed (intermediate)	53	4,431.33	2,260.04	188,962	10,014,983	(3,254,869)	6,760,114
Totals	1,000	107,997.50			244,078,670	(26,173,659)	217,905,010

NET REALISATION**217,905,010****OUTLAY****ACQUISITION COSTS**

Development Surplus	(547,547)			
Fixed Price	18,533,333			
Total Acquisition			17,985,786	
Stamp Duty			916,167	
Agent Fee	1.00%		185,333	
Legal Fee	0.80%		148,267	
				19,235,553

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	12,541.50 m²	1,155.00 pm²	14,485,433	
4 bed	54,346.50 m²	1,155.00 pm²	62,770,208	
5 bed	18,116.00 m²	1,155.00 pm²	20,923,980	
2 bed (social rent)	6,828.64 m²	1,155.00 pm²	7,887,079	
3 bed (social rent)	8,110.17 m²	1,155.00 pm²	9,367,246	
2 bed (intermediate)	3,623.36 m²	1,155.00 pm²	4,184,981	
3 bed (intermediate)	4,431.33 m²	1,155.00 pm²	5,118,186	
Totals	107,997.50 m²		124,737,113	124,737,113

S106	1,000.00 un	4,000.00 /un	4,000,000	4,000,000
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Other Construction

Opening Up Costs	1,000.00 un	11,000.00 /un	11,000,000	11,000,000
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DISPOSAL FEES

Sales and Marketing		3.50%	6,723,935	
Affordable Legal Fee	300.00 un	500.00 /un	150,000	6,873,935

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			7,878,638	
Construction			598,782	
Total Finance Cost				8,477,421

TOTAL COSTS**174,324,022****PROFIT****43,580,988****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 9 - Greenfield
Higher Value**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	150	12,541.50	2,421.88	202,493	30,374,008	0	30,374,008
4 bed	450	54,346.50	2,421.88	292,490	131,620,701	0	131,620,701
5 bed	100	18,116.00	2,421.88	438,748	43,874,778	0	43,874,778
2 bed (social rent)	98	6,828.64	2,421.88	168,757	16,538,147	(9,922,888)	6,615,259
3 bed (social rent)	97	8,110.17	2,421.88	202,493	19,641,859	(11,785,115)	7,856,743
2 bed (intermediate)	52	3,623.36	2,421.88	168,757	8,775,343	(2,851,987)	5,923,357
3 bed (intermediate)	53	4,431.33	2,421.88	202,493	10,732,150	(3,487,949)	7,244,201
Totals	1,000	107,997.50			261,556,985	(28,047,938)	233,509,047

NET REALISATION**233,509,047****OUTLAY****ACQUISITION COSTS**

Development Surplus	5,285,030			
Fixed Price	20,600,000			
Total Acquisition		25,885,030		
Stamp Duty		1,019,500		
Agent Fee	1.00%	206,000		
Legal Fee	0.80%	164,800		
			27,275,330	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	12,541.50 m²	1,155.00 pm²	14,485,433	
4 bed	54,346.50 m²	1,155.00 pm²	62,770,208	
5 bed	18,116.00 m²	1,155.00 pm²	20,923,980	
2 bed (social rent)	6,828.64 m²	1,155.00 pm²	7,887,079	
3 bed (social rent)	8,110.17 m²	1,155.00 pm²	9,367,246	
2 bed (intermediate)	3,623.36 m²	1,155.00 pm²	4,184,981	
3 bed (intermediate)	4,431.33 m²	1,155.00 pm²	5,118,186	
Totals	107,997.50 m²		124,737,113	124,737,113

S106	1,000.00 un	4,000.00 /un	4,000,000	4,000,000
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Other Construction

Opening Up Costs	1,000.00 un	11,000.00 /un	11,000,000	11,000,000
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DISPOSAL FEES

Sales and Marketing		3.50%	7,205,432	
Affordable Legal Fee	300.00 un	500.00 /un	150,000	
				7,355,432

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			11,917,810	
Construction			521,559	
Total Finance Cost				12,439,369

TOTAL COSTS**186,807,243****PROFIT****46,701,804****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Scheme 9 - Greenfield
Prime**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment	Net Sales
3 bed	150	12,541.50	2,960.08	247,492	37,123,843	0	37,123,843
4 bed	450	54,346.50	2,960.08	357,489	160,869,988	0	160,869,988
5 bed	100	18,116.00	2,960.08	536,248	53,624,809	0	53,624,809
2 bed (social rent)	98	6,828.64	2,960.08	206,258	20,213,321	(12,127,992)	8,085,328
3 bed (social rent)	97	8,110.17	2,960.08	247,492	24,006,752	(14,404,051)	9,602,701
2 bed (intermediate)	52	3,623.36	2,960.08	206,258	10,725,435	(3,485,767)	7,239,669
3 bed (intermediate)	53	4,431.33	2,960.08	247,492	13,117,091	(4,263,055)	8,854,037
Totals	1,000	107,997.50			319,681,240	(34,280,865)	285,400,375

NET REALISATION**285,400,375****OUTLAY****ACQUISITION COSTS**

Development Surplus	18,077,431			
Fixed Price	33,000,000			
Total Acquisition		51,077,431		
Stamp Duty		1,639,500		
Agent Fee	1.00%	330,000		
Legal Fee	0.80%	264,000		
			53,310,931	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
3 bed	12,541.50 m²	1,155.00 pm²	14,485,433	
4 bed	54,346.50 m²	1,155.00 pm²	62,770,208	
5 bed	18,116.00 m²	1,155.00 pm²	20,923,980	
2 bed (social rent)	6,828.64 m²	1,155.00 pm²	7,887,079	
3 bed (social rent)	8,110.17 m²	1,155.00 pm²	9,367,246	
2 bed (intermediate)	3,623.36 m²	1,155.00 pm²	4,184,981	
3 bed (intermediate)	4,431.33 m²	1,155.00 pm²	5,118,186	
Totals	107,997.50 m²		124,737,113	124,737,113

S106	1,000.00 un	4,000.00 /un	4,000,000	4,000,000
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Other Construction

Opening Up Costs	1,000.00 un	11,000.00 /un	11,000,000	11,000,000
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DISPOSAL FEES

Sales and Marketing		3.50%	8,806,652	
Affordable Legal Fee	300.00 un	500.00 /un	150,000	
				8,956,652

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			25,928,540	
Construction			387,070	
Total Finance Cost				26,315,609

TOTAL COSTS**228,320,305****PROFIT****57,080,070****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

APPRAISAL SUMMARY**KEPPIE MASSIE****Very Low Value Area
15 Apartments****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Sales Valuation**

	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment
1 Bed	3	150.00	1,615.00	80,750	242,250	0
2 Bed	9	630.00	1,615.00	113,050	1,017,450	0
1 Bed Social Rented	1	50.00	1,615.00	80,750	80,750	(48,450)
2 Bed Social Rented	1	70.00	1,615.00	113,050	113,050	(67,830)
1 Bed Intermediate	1	<u>50.00</u>	1,615.00	80,750	<u>80,750</u>	<u>(26,244)</u>
Totals	15	950.00			1,534,250	(142,524)

NET REALISATION**1,391,726****OUTLAY****ACQUISITION COSTS**

Residualised Price		(391,085)		
Fixed Price		65,827		
Total Acquisition			(325,258)	
			(325,258)	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
1 Bed	180.00 m ²	1,237.58 pm ²	222,764	
2 Bed	720.00 m ²	1,237.58 pm ²	891,058	
1 Bed Social Rented	60.00 m ²	1,237.58 pm ²	74,255	
2 Bed Social Rented	80.00 m ²	1,237.58 pm ²	99,006	
1 Bed Intermediate	<u>60.00 m²</u>	1,237.58 pm ²	<u>74,255</u>	
Totals	1,100.00 m²		1,361,338	1,361,338

MARKETING & LETTING

Marketing		3.50%	44,090	
Marketing	3.00 un	500.00 /un	1,500	
				45,590

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			(12,511)	
Construction			27,985	
Other			16,237	
Total Finance Cost				31,711

TOTAL COSTS**1,113,381****PROFIT****278,345****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	62.80%

APPRAISAL SUMMARY**KEPPIE MASSIE****Low Value Area
15 Apartments****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Sales Valuation**

	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment
1 Bed	3	150.00	2,045.00	102,250	306,750	0
2 Bed	9	630.00	2,045.00	143,150	1,288,350	0
1 Bed Social Rented	1	50.00	2,045.00	102,250	102,250	(61,350)
2 Bed Social Rented	1	70.00	2,045.00	143,150	143,150	(85,890)
1 Bed Intermediate	1	50.00	2,045.00	102,250	102,250	(33,231)
Totals	15	950.00			1,942,750	(180,471)

NET REALISATION**1,762,279****OUTLAY****ACQUISITION COSTS**

Residualised Price	(120,940)		
Fixed Price	65,827		
Total Acquisition		(55,113)	
			(55,113)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
1 Bed	180.00 m²	1,237.58 pm²	222,764	
2 Bed	720.00 m²	1,237.58 pm²	891,058	
1 Bed Social Rented	60.00 m²	1,237.58 pm²	74,255	
2 Bed Social Rented	80.00 m²	1,237.58 pm²	99,006	
1 Bed Intermediate	60.00 m²	1,237.58 pm²	74,255	
Totals	1,100.00 m²		1,361,338	1,361,338

MARKETING & LETTING

Marketing		3.50%	55,829	
Marketing	3.00 un	500.00 /un	1,500	
				57,329

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			(2,279)	
Construction			27,985	
Other			20,563	
Total Finance Cost				46,269

TOTAL COSTS**1,409,823****PROFIT****352,456****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	50.64%

APPRAISAL SUMMARY**KEPPIE MASSIE****Market Town Value Area
15 Apartments****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Sales Valuation**

	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment
1 Bed	3	150.00	2,260.00	113,000	339,000	0
2 Bed	9	630.00	2,260.00	158,200	1,423,800	0
1 Bed Social Rented	1	50.00	2,260.00	113,000	113,000	(67,800)
2 Bed Social Rented	1	70.00	2,260.00	158,200	158,200	(94,920)
1 Bed Intermediate	1	<u>50.00</u>	2,260.00	113,000	<u>113,000</u>	<u>(36,725)</u>
Totals	15	950.00			2,147,000	(189,445)

NET REALISATION**1,947,555****OUTLAY****ACQUISITION COSTS**

Residualised Price	(4,630)			
Fixed Price	82,284			
Total Acquisition		77,654		
Agent Fee	1.20%	932		
Legal Fee	0.60%	466		
			79,052	

CONSTRUCTION COSTS**Construction**

	m²	Rate m²	Cost	
1 Bed	180.00 m²	1,237.58 pm²	222,764	
2 Bed	720.00 m²	1,237.58 pm²	891,058	
1 Bed Social Rented	60.00 m²	1,237.58 pm²	74,255	
2 Bed Social Rented	80.00 m²	1,237.58 pm²	99,006	
1 Bed Intermediate	<u>60.00 m²</u>	<u>1,237.58 pm²</u>	<u>74,255</u>	
Totals	1,100.00 m²		1,361,338	1,361,338

MARKETING & LETTING

Marketing		3.50%	61,698	
Marketing	3.00 un	500.00 /un	1,500	
				63,198

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			3,746	
Construction			27,985	
Other			22,725	
Total Finance Cost				54,456

TOTAL COSTS**1,558,044****PROFIT****389,511****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	47.73%

APPRAISAL SUMMARY**KEPPIE MASSIE****High Value Area
15 Apartments**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Sales Valuation**

	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment
1 Bed	3	150.00	2,422.00	121,100	363,300	0
2 Bed	9	630.00	2,422.00	169,540	1,525,860	0
1 Bed Social Rented	1	50.00	2,422.00	121,100	121,100	(72,660)
2 Bed Social Rented	1	70.00	2,422.00	169,540	169,540	(101,724)
1 Bed Intermediate	1	50.00	2,422.00	121,100	121,100	(39,358)
Totals	15	950.00			2,300,900	(213,742)

NET REALISATION**2,087,159****OUTLAY****ACQUISITION COSTS**

Residualised Price	11,867	
Fixed Price	164,569	
Total Acquisition		176,436
Stamp Duty		291
Agent Fee	1.20%	2,117
Legal Fee	0.60%	1,059
		179,903

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
1 Bed	180.00 m²	1,237.58 pm²	222,764
2 Bed	720.00 m²	1,237.58 pm²	891,058
1 Bed Social Rented	60.00 m²	1,237.58 pm²	74,255
2 Bed Social Rented	80.00 m²	1,237.58 pm²	99,006
1 Bed Intermediate	60.00 m²	1,237.58 pm²	74,255
Totals	1,100.00 m²		1,361,338

MARKETING & LETTING

Marketing		3.50%	66,121
Marketing	3.00 un	500.00 /un	1,500
			67,621

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land			8,525
Construction			27,985
Other			24,355
Total Finance Cost			60,865

TOTAL COSTS**1,669,727****PROFIT****417,432****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	46.12%

APPRAISAL SUMMARY**KEPPIE MASSIE****Prime Value Area
15 Apartments****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Sales Valuation**

	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment
1 Bed	3	150.00	2,960.00	148,000	444,000	0
2 Bed	9	630.00	2,960.00	207,200	1,864,800	0
1 Bed Social Rented	1	50.00	2,960.00	148,000	148,000	(88,800)
2 Bed Social Rented	1	70.00	2,960.00	207,200	207,200	(124,320)
1 Bed Intermediate	1	50.00	2,960.00	148,000	148,000	(48,100)
Totals	15	950.00			2,812,000	(261,220)

NET REALISATION**2,550,780****OUTLAY****ACQUISITION COSTS**

Residualised Price		307,312				
Fixed Price		197,482				
Total Acquisition			504,794			
Stamp Duty			950			
Agent Fee		1.20%	6,058			
Legal Fee		0.60%	3,029			
				514,831		

CONSTRUCTION COSTS**Construction**

	m ²	Rate m ²	Cost	
1 Bed	180.00 m ²	1,237.58 pm ²	222,764	
2 Bed	720.00 m ²	1,237.58 pm ²	891,058	
1 Bed Social Rented	60.00 m ²	1,237.58 pm ²	74,255	
2 Bed Social Rented	80.00 m ²	1,237.58 pm ²	99,006	
1 Bed Intermediate	60.00 m ²	1,237.58 pm ²	74,255	
Totals	1,100.00 m²		1,361,338	1,361,338

MARKETING & LETTING

Marketing		3.50%	80,808	
Marketing	3.00 un	500.00 /un	1,500	82,308

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)				
Land			24,395	
Construction			27,985	
Other			29,767	
Total Finance Cost				82,147

TOTAL COSTS**2,040,624****PROFIT****510,156****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	42.62%

APPRAISAL SUMMARY**KEPPIE MASSIE****Very Low Value Area
50 Apartments**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment
1 Bed	8	400.00	1,615.00	80,750	646,000	0
2 Bed	27	1,890.00	1,615.00	113,050	3,052,350	0
1 Bed Social Rented	5	250.00	1,615.00	80,750	403,750	(242,250)
2 Bed Social Rented	5	350.00	1,615.00	113,050	565,250	(339,150)
1 Bed Intermediate	5	<u>250.00</u>	1,615.00	80,750	<u>403,750</u>	<u>(131,219)</u>
Totals	50	3,140.00			5,071,100	(712,619)

NET REALISATION**4,358,481****OUTLAY****ACQUISITION COSTS**

Residualised Price	(1,825,561)	
Fixed Price	236,326	
Total Acquisition	(1,589,235)	(1,589,235)

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
1 Bed	480.00 m ²	1,321.00 pm ²	634,080
2 Bed	2,160.00 m ²	1,321.00 pm ²	2,853,360
1 Bed Social Rented	300.00 m ²	1,321.00 pm ²	396,300
2 Bed Social Rented	400.00 m ²	1,321.00 pm ²	528,400
1 Bed Intermediate	<u>300.00 m²</u>	1,321.00 pm ²	<u>396,300</u>
Totals	3,640.00 m²		4,808,440

MARKETING & LETTING

Marketing		3.50%	129,442
Marketing	15.00 un	500.00 /un	7,500
			136,942

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)		
Land	(106,046)	
Construction	185,647	
Other	51,037	
Total Finance Cost		130,638

TOTAL COSTS**3,486,785****PROFIT****871,696****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	62.03%

APPRAISAL SUMMARY**KEPPIE MASSIE****Low Value Area
50 Apartments**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Sales Valuation**

	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment
1 Bed	8	400.00	2,045.00	102,250	818,000	0
2 Bed	27	1,890.00	2,045.00	143,150	3,865,050	0
1 Bed Social Rented	5	250.00	2,045.00	102,250	511,250	(306,750)
2 Bed Social Rented	5	350.00	2,045.00	143,150	715,750	(429,450)
1 Bed Intermediate	5	250.00	2,045.00	102,250	511,250	(166,156)
Totals	50	3,140.00			6,421,300	(902,356)

NET REALISATION**5,518,944****OUTLAY****ACQUISITION COSTS**

Residualised Price	(995,073)		
Fixed Price	236,326		
Total Acquisition		(758,747)	(758,747)

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
1 Bed	480.00 m ²	1,321.00 pm ²	634,080
2 Bed	2,160.00 m ²	1,321.00 pm ²	2,853,360
1 Bed Social Rented	300.00 m ²	1,321.00 pm ²	396,300
2 Bed Social Rented	400.00 m ²	1,321.00 pm ²	528,400
1 Bed Intermediate	300.00 m ²	1,321.00 pm ²	396,300
Totals	3,640.00 m²		4,808,440

MARKETING & LETTING

Marketing		3.50%	163,907
Marketing	15.00 un	500.00 /un	7,500
			171,407

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		(56,229)	
Construction		185,647	
Other		64,637	
Total Finance Cost			194,055

TOTAL COSTS**4,415,155****PROFIT****1,103,789****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	41.48%

APPRAISAL SUMMARY**KEPPIE MASSIE****Market Town Value Area
50 Apartments**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Sales Valuation**

	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment
1 Bed	8	400.00	2,260.00	113,000	904,000	0
2 Bed	27	1,890.00	2,260.00	158,200	4,271,400	0
1 Bed Social Rented	5	250.00	2,260.00	113,000	565,000	(339,000)
2 Bed Social Rented	5	350.00	2,260.00	158,200	791,000	(474,600)
1 Bed Intermediate	5	<u>250.00</u>	2,260.00	113,000	<u>565,000</u>	<u>(183,625)</u>
Totals	50	3,140.00			7,096,400	(997,225)

NET REALISATION

6,099,175

OUTLAY**ACQUISITION COSTS**

Residualised Price	(643,099)		
Fixed Price	295,408		
Total Acquisition		(347,691)	(347,691)

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
1 Bed	480.00 m²	1,321.00 pm²	634,080
2 Bed	2,160.00 m²	1,321.00 pm²	2,853,360
1 Bed Social Rented	300.00 m²	1,321.00 pm²	396,300
2 Bed Social Rented	400.00 m²	1,321.00 pm²	528,400
1 Bed Intermediate	<u>300.00 m²</u>	1,321.00 pm²	<u>396,300</u>
Totals	3,640.00 m²		4,808,440

MARKETING & LETTING

Marketing		3.50%	181,139
Marketing	15.00 un	500.00 /un	7,500
			188,639

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		(27,132)	
Construction		185,647	
Other		71,437	
Total Finance Cost			229,952

TOTAL COSTS

4,879,340

PROFIT

1,219,835

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	37.85%

APPRAISAL SUMMARY**KEPPIE MASSIE****Higher Value Area
50 Apartments****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Sales Valuation**

	Units	m²	Rate m²	Unit Price	Gross Sales	Adjustment
1 Bed	8	400.00	2,422.00	121,100	968,800	0
2 Bed	27	1,890.00	2,422.00	169,540	4,577,580	0
1 Bed Social Rented	5	250.00	2,422.00	121,100	605,500	(363,300)
2 Bed Social Rented	5	350.00	2,422.00	169,540	847,700	(508,620)
1 Bed Intermediate	5	250.00	2,422.00	121,100	605,500	(196,788)
Totals	50	3,140.00			7,605,080	(1,068,708)

NET REALISATION**6,536,373****OUTLAY****ACQUISITION COSTS**

Residualised Price	(630,862)		
Fixed Price	590,816		
Total Acquisition		(40,046)	
			(40,046)

CONSTRUCTION COSTS

	m²	Rate m²	Cost
Construction			
1 Bed	480.00 m²	1,321.00 pm²	634,080
2 Bed	2,160.00 m²	1,321.00 pm²	2,853,360
1 Bed Social Rented	300.00 m²	1,321.00 pm²	396,300
2 Bed Social Rented	400.00 m²	1,321.00 pm²	528,400
1 Bed Intermediate	300.00 m²	1,321.00 pm²	396,300
Totals	3,640.00 m²		4,808,440

MARKETING & LETTING

Marketing		3.50%	194,123
Marketing	15.00 un	500.00 /un	7,500
			201,623

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		(3,128)	
Construction		185,647	
Other		76,560	
Total Finance Cost			259,080

TOTAL COSTS**5,229,097****PROFIT****1,307,275****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	36.03%

APPRAISAL SUMMARY**KEPPIE MASSIE****Prime Value Area
50 Apartments**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales	Adjustment
1 Bed	8	400.00	2,960.00	148,000	1,184,000	0
2 Bed	27	1,890.00	2,960.00	207,200	5,594,400	0
1 Bed Social Rented	5	250.00	2,960.00	148,000	740,000	(444,000)
2 Bed Social Rented	5	350.00	2,960.00	207,200	1,036,000	(621,600)
1 Bed Intermediate	5	<u>250.00</u>	2,960.00	148,000	<u>740,000</u>	<u>(240,500)</u>
Totals	50	3,140.00			9,294,400	(1,306,100)

NET REALISATION**7,988,300****OUTLAY****ACQUISITION COSTS**

Residualised Price	225,460	
Fixed Price	708,692	
Total Acquisition		934,152
Stamp Duty		24,935
Agent Fee	1.20%	11,210
Legal Fee	0.60%	5,605
		975,901

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
1 Bed	480.00 m ²	1,321.00 pm ²	634,080
2 Bed	2,160.00 m ²	1,321.00 pm ²	2,853,360
1 Bed Social Rented	300.00 m ²	1,321.00 pm ²	396,300
2 Bed Social Rented	400.00 m ²	1,321.00 pm ²	528,400
1 Bed Intermediate	<u>300.00 m²</u>	1,321.00 pm ²	<u>396,300</u>
Totals	3,640.00 m²		4,808,440

4,808,440**MARKETING & LETTING**

Marketing		3.50%	237,244
Marketing	15.00 un	500.00 /un	7,500
			244,744

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land			82,331
Construction			185,647
Other			93,576
Total Finance Cost			361,555

TOTAL COSTS**6,390,640****PROFIT****1,597,660****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	32.45%

APPENDIX 7

COMMERCIAL FINANCIAL APPRAISALS

APPRAISAL SUMMARY**KEPPIE MASSIE****Industrial
5,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial	1	465.00	65.00	30,225	30,225	30,225

Investment Valuation

Industrial						
Current Rent	30,225	YP @	8.0000%	12.5000	377,813	

GROSS DEVELOPMENT VALUE**377,813**

Purchaser's Costs		6.80%	(25,691)	(25,691)		
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NET DEVELOPMENT VALUE**352,121****NET REALISATION****352,121****OUTLAY****ACQUISITION COSTS**

Residualised Price		(351,880)				
Fixed Price		34,433				
Total Acquisition			(317,447)	(317,447)		

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Industrial	465.00 m ²	1,326.34 pm ²	616,748	616,748		

MARKETING & LETTING

Letting Agent Fee		20.00%	6,045	6,045		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			(4,566)			
Construction			5,412			
Total Finance Cost				846		

TOTAL COSTS**306,192****PROFIT****45,929****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.16%
Profit on NDV%	13.04%
Development Yield% (on Rent)	9.87%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	N/A
Rent Cover	1 yr 6 mths

APPRAISAL SUMMARY**KEPPIE MASSIE****Industrial
20,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial	1	1,858.00	59.00	109,622	109,622	109,622

Investment Valuation

Industrial						
Current Rent	109,622	YP @	7.0000%	14.2857	1,566,029	

GROSS DEVELOPMENT VALUE**1,566,029**

Purchaser's Costs	6.80%	(106,490)		(106,490)		
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NET DEVELOPMENT VALUE**1,459,539****NET REALISATION****1,459,539****OUTLAY****ACQUISITION COSTS**

Residualised Price	(1,059,890)					
Fixed Price	137,733					
Total Acquisition		(922,157)		(922,157)		

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost			
Industrial	1,858.00 m ²	1,160.54 pm ²	2,156,284	2,156,284		

MARKETING & LETTING

Letting Agent Fee	20.00%	21,924		21,924		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land		(31,270)				
Construction		44,383				
Total Finance Cost				13,113		

TOTAL COSTS**1,269,164****PROFIT****190,375****Performance Measures**

Profit on Cost%	15.00%					
Profit on GDV%	12.16%					
Profit on NDV%	13.04%					
Development Yield% (on Rent)	8.64%					
Equivalent Yield% (Nominal)	7.00%					
Equivalent Yield% (True)	7.32%					
IRR	N/A					
Rent Cover	1 yr 9 mths					

APPRAISAL SUMMARY**KEPPIE MASSIE****Industrial
50,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial	1	4,645.00	59.00	274,055	274,055	274,055

Investment Valuation

Industrial						
Current Rent	274,055	YP @	6.5000%	15.3846	4,216,231	

GROSS DEVELOPMENT VALUE**4,216,231**

Purchaser's Costs		6.80%	(286,704)	(286,704)		
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NET DEVELOPMENT VALUE**3,929,527****NET REALISATION****3,929,527****OUTLAY****ACQUISITION COSTS**

Residualised Price		(1,169,020)				
Fixed Price		344,334				
Total Acquisition			(824,686)			
Stamp Duty			6,717			
				(817,969)		

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Industrial	4,645.00 m ²	886.92 pm ²	4,119,752	4,119,752		

MARKETING & LETTING

Letting Agent Fee		20.00%	54,811	54,811		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			(36,584)			
Construction			96,971			
Total Finance Cost				60,387		

TOTAL COSTS**3,416,981****PROFIT****512,546****Performance Measures**

Profit on Cost%	15.00%					
Profit on GDV%	12.16%					
Profit on NDV%	13.04%					
Development Yield% (on Rent)	8.02%					
Equivalent Yield% (Nominal)	6.50%					
Equivalent Yield% (True)	6.77%					
IRR	60.21%					
Rent Cover	1 yr 10 mths					

APPRAISAL SUMMARY**KEPPIE MASSIE****Industrial
100,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial	1	9,290.00	48.00	445,920	445,920	445,920

Investment Valuation

Industrial						
Current Rent	445,920	YP @	6.0000%	16.6667	7,432,000	

GROSS DEVELOPMENT VALUE**7,432,000**

Purchaser's Costs		6.80%	(505,376)	(505,376)		
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NET DEVELOPMENT VALUE**6,926,624****NET REALISATION****6,926,624****OUTLAY****ACQUISITION COSTS**

Residualised Price		(2,608,223)				
Fixed Price		688,668				
Total Acquisition			(1,919,555)			
Stamp Duty			23,933			
				(1,895,622)		

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Industrial	9,290.00 m ²	829.33 pm ²	7,704,514	7,704,514		

MARKETING & LETTING

Letting Agent Fee		20.00%	89,184	89,184		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			(102,662)			
Construction			227,737			
Total Finance Cost				125,075		

TOTAL COSTS**6,023,151****PROFIT****903,473****Performance Measures**

Profit on Cost%	15.00%	
Profit on GDV%	12.16%	
Profit on NDV%	13.04%	
Development Yield% (on Rent)	7.40%	
Equivalent Yield% (Nominal)	6.00%	
Equivalent Yield% (True)	6.23%	
IRR	55.87%	
Rent Cover	2 yrs	

APPRAISAL SUMMARY**KEPPIE MASSIE****Industrial
300,000 sq.ft****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial	1	27,871.00	48.00	1,337,808	1,337,808	1,337,808

Investment Valuation

Industrial						
Current Rent	1,337,808	YP @	6.0000%	16.6667	22,296,800	

GROSS DEVELOPMENT VALUE**22,296,800**

Purchaser's Costs	6.80%	(1,516,182)		(1,516,182)		
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NET DEVELOPMENT VALUE**20,780,618****NET REALISATION****20,780,618****OUTLAY****ACQUISITION COSTS**

Residualised Price		(6,825,376)				
Fixed Price		2,064,520				
Total Acquisition			(4,760,856)			
Stamp Duty			92,726			
				(4,668,130)		

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Industrial	27,871.00 m²	782.21 pm²	21,801,111	21,801,111		

MARKETING & LETTING

Letting Agent Fee	20.00%	267,562		267,562		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land		(439,657)				
Construction		1,109,217				
Total Finance Cost				669,559		

TOTAL COSTS**18,070,102****PROFIT****2,710,516****Performance Measures**

Profit on Cost%	15.00%					
Profit on GDV%	12.16%					
Profit on NDV%	13.04%					
Development Yield% (on Rent)	7.40%					
Equivalent Yield% (Nominal)	6.00%					
Equivalent Yield% (True)	6.23%					
IRR	34.51%					
Rent Cover	2 yrs					

APPRAISAL SUMMARY**KEPPIE MASSIE****Office
5,000 sq.ft****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office	1	395.25	188.00	74,307	74,307	74,307

Investment Valuation

Office						
Current Rent	74,307	YP @	8.0000%	12.5000	928,838	

GROSS DEVELOPMENT VALUE**928,838**

Purchaser's Costs		6.80%	(63,161)	(63,161)		
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NET DEVELOPMENT VALUE**865,677****NET REALISATION****865,677****OUTLAY****ACQUISITION COSTS**

Residualised Price		(340,129)				
Fixed Price		18,580				
Total Acquisition			(321,549)			
				(321,549)		

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost			
Office	465.00 m ²	2,260.55 pm ²	1,051,157	1,051,157		

MARKETING & LETTING

Letting Agent Fee		20.00%	14,861	14,861		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			(10,225)			
Construction			18,518			
Total Finance Cost				8,293		

TOTAL COSTS**752,762****PROFIT****112,914****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.16%
Profit on NDV%	13.04%
Development Yield% (on Rent)	9.87%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	99.33%
Rent Cover	1 yr 6 mths

APPRAISAL SUMMARY**KEPPIE MASSIE**

Office
20,000 sq.ft

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office	1	1,579.30	188.00	296,908	296,908	296,908

Investment Valuation

Office						
Current Rent	296,908	YP @	8.0000%	12.5000	3,711,355	

GROSS DEVELOPMENT VALUE**3,711,355**

Purchaser's Costs	6.80%	(252,372)	(252,372)			
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NET DEVELOPMENT VALUE**3,458,983****NET REALISATION****3,458,983****OUTLAY****ACQUISITION COSTS**

Residualised Price	(932,186)					
Fixed Price	74,320					
Total Acquisition	(857,866)			(857,866)		

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Office	1,858.00 m²	2,017.78 pm²	3,749,031	3,749,031		

MARKETING & LETTING

Letting Agent Fee	20.00%	59,382	59,382			
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land		(42,301)				
Construction		99,566				
Total Finance Cost				57,265		

TOTAL COSTS**3,007,812****PROFIT****451,171****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.16%
Profit on NDV%	13.04%
Development Yield% (on Rent)	9.87%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	58.56%
Rent Cover	1 yr 6 mths

APPRAISAL SUMMARY**KEPPIE MASSIE****Retail
3,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	279.00	161.00	44,919	44,919	44,919

Investment Valuation

Retail						
Current Rent	44,919	YP @	8.0000%	12.5000	561,488	

GROSS DEVELOPMENT VALUE**561,488**

Purchaser's Costs		6.80%	(38,181)	(38,181)		
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NET DEVELOPMENT VALUE**523,306****NET REALISATION****523,306****OUTLAY****ACQUISITION COSTS**

Residualised Price		(234,480)				
Fixed Price		226,467				
Total Acquisition			(8,013)			
				(8,013)		

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost			
Retail	279.00 m ²	1,600.34 pm ²	446,496	446,496		

MARKETING & LETTING

Letting Agent Fee		20.00%	8,984	8,984		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			(283)			
Construction			7,866			
Total Finance Cost				7,582		

TOTAL COSTS**455,049****PROFIT****68,257****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.16%
Profit on NDV%	13.04%
Development Yield% (on Rent)	9.87%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	60.95%
Rent Cover	1 yr 6 mths

APPRAISAL SUMMARY**KEPPIE MASSIE****Retail**
10,000 sq.ft**Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	929.00	161.00	149,569	149,569	149,569

Investment Valuation

Retail						
Current Rent	149,569	YP @	7.0000%	14.2857	2,136,700	

GROSS DEVELOPMENT VALUE**2,136,700**

Purchaser's Costs	6.80%	(145,296)		(145,296)		
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NET DEVELOPMENT VALUE**1,991,404****NET REALISATION****1,991,404****OUTLAY****ACQUISITION COSTS**

Residualised Price	65,710					
Fixed Price	377,507					
Total Acquisition			443,217			
Stamp Duty	1,529.00%		8,375			
Agent Fee	1.20%		5,319			
Legal Fee	0.80%		3,546			
				460,457		

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost			
Retail	929.00 m ²	1,282.48 pm ²	1,191,423	1,191,423		

MARKETING & LETTING

Letting Agent Fee	20.00%	29,914		29,914		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			21,819			
Construction			28,044			
Total Finance Cost				49,862		

TOTAL COSTS**1,731,656****PROFIT****259,748****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.16%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.64%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%

IRR	39.26%
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Rent Cover	1 yr 9 mths
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APPRAISAL SUMMARY**KEPPIE MASSIE****Retail
30,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	2,786.00	140.00	390,040	390,040	390,040

Investment Valuation

Retail						
Current Rent	390,040	YP @	6.0000%	16.6667	6,500,667	

GROSS DEVELOPMENT VALUE**6,500,667**

Purchaser's Costs		6.80%	(442,045)	(442,045)		
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NET DEVELOPMENT VALUE**6,058,621****NET REALISATION****6,058,621****OUTLAY****ACQUISITION COSTS**

Residualised Price		795				
Fixed Price		1,510,275				
Total Acquisition			1,511,070			
Stamp Duty		1,529.00%	65,014			
Agent Fee		1.20%	18,133			
Legal Fee		0.80%	12,089			
					1,606,306	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost			
Retail	2,786.00 m ²	1,209.21 pm ²	3,368,853	3,368,853		

MARKETING & LETTING

Letting Agent Fee		20.00%	78,008		78,008	
-------------------	--	--------	--------	--	--------	--

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			105,557			
Construction			109,642			
Total Finance Cost					215,199	

TOTAL COSTS**5,268,366****PROFIT****790,256****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.16%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.40%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%

IRR	29.94%
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Rent Cover	2 yrs
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APPRAISAL SUMMARY**KEPPIE MASSIE****Retail - Wilmslow
3,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	279.00	258.00	71,982	71,982	71,982

Investment Valuation

Retail						
Market Rent	71,982	YP @	7.0000%	14,2857		
(1yr 6mths Rent Free)		PV 1yr 6mths @	7.0000%	0.9035	929,074	

GROSS DEVELOPMENT VALUE**929,074**

Purchaser's Costs	6.80%	(63,177)	
		(63,177)	

NET DEVELOPMENT VALUE**865,897****NET REALISATION****865,897****OUTLAY****ACQUISITION COSTS**

Residualised Price	12,929		
Fixed Price	226,467		
Total Acquisition		239,396	
Agent Fee	1.20%	2,873	
Legal Fee	0.80%	1,915	
		244,184	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
Retail	279.00 m ²	1,600.34 pm ²	446,496

MARKETING & LETTING

Letting Agent Fee	20.00%	14,396	
		14,396	

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)			
Land		8,638	
Construction		7,866	
Total Finance Cost		16,504	

TOTAL COSTS**721,581****PROFIT****144,316****Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.53%
Profit on NDV%	16.67%
Development Yield% (on Rent)	9.98%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	62.82%
Rent Cover	2 yrs

APPRAISAL SUMMARY**KEPPIE MASSIE****Retail - Handforth/Junction
10,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	929.00	215.00	199,735	199,735	199,735

Investment Valuation**Retail**

Market Rent	199,735	YP @	7.0000%	14,2857		
(1yr 6mths Rent Free)		PV 1yr 6mths @	7.0000%	0.9035	2,577,985	

GROSS DEVELOPMENT VALUE**2,577,985**

Purchaser's Costs	6.80%	(175,303)		(175,303)		
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NET DEVELOPMENT VALUE**2,402,682****NET REALISATION****2,402,682****OUTLAY****ACQUISITION COSTS**

Residualised Price		309,591				
Fixed Price		377,507				
Total Acquisition			687,098			
Stamp Duty		1,529.00%	8,375			
Agent Fee		1.20%	8,245			
Legal Fee		0.80%	5,497			
				709,215		

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost			
Retail	929.00 m ²	1,282.48 pm ²	1,191,423	1,191,423		

MARKETING & LETTING

Letting Agent Fee	20.00%	39,947		39,947		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			33,606			
Construction			28,044			
Total Finance Cost				61,650		

TOTAL COSTS**2,002,235****PROFIT****400,448****Performance Measures**

Profit on Cost%	20.00%					
Profit on GDV%	15.53%					
Profit on NDV%	16.67%					
Development Yield% (on Rent)	9.98%					
Equivalent Yield% (Nominal)	7.00%					
Equivalent Yield% (True)	7.32%					
IRR	48.36%					
Rent Cover	2 yrs					

APPRAISAL SUMMARY**KEPPIE MASSIE****Retail - Handforth/Junction
30,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	2,786.00	172.00	479,192	479,192	479,192

Investment Valuation**Retail**

Market Rent	479,192	YP @	6.0000%	16.6667		
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	7,318,120	

GROSS DEVELOPMENT VALUE**7,318,120**

Purchaser's Costs	6.80%	(497,632)				
				(497,632)		

NET DEVELOPMENT VALUE**6,820,488****NET REALISATION****6,820,488****OUTLAY****ACQUISITION COSTS**

Residualised Price		366,509				
Fixed Price		1,510,275				
Total Acquisition			1,876,784			
Stamp Duty		1,529.00%	65,014			
Agent Fee		1.20%	22,521			
Legal Fee		0.80%	15,014			
					1,979,334	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost			
Retail	2,786.00 m ²	1,209.21 pm ²	3,368,853			3,368,853

MARKETING & LETTING

Letting Agent Fee	20.00%	95,838				
				95,838		

FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			130,070			
Construction			109,642			
Total Finance Cost				239,712		

TOTAL COSTS**5,683,737****PROFIT****1,136,750****Performance Measures**

Profit on Cost%	20.00%
Profit on GDV%	15.53%
Profit on NDV%	16.67%
Development Yield% (on Rent)	8.43%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	37.04%
Rent Cover	2 yrs 4 mths

APPRAISAL SUMMARY**KEPPIE MASSIE****Food & Drink
5,000 sq.ft**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Food & Drink	1	557.00	215.29	119,917	119,917	119,917

Investment Valuation

Food & Drink						
Current Rent	119,917	YP @	7.0000%	14.2857	1,713,093	

GROSS DEVELOPMENT VALUE**1,713,093**

Purchaser's Costs		6.80%	(116,490)	(116,490)		
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NET DEVELOPMENT VALUE**1,596,603****NET REALISATION****1,596,603****OUTLAY****ACQUISITION COSTS**

Residualised Price		65,075				
Fixed Price		133,360				
Total Acquisition			198,435			
Agent Fee		1.20%	1,600			
Legal Fee		0.80%	1,067			
				201,102		

CONSTRUCTION COSTS

Construction	m ²	Rate m²	Cost			
Food & Drink	557.00 m ²	2,007.59 pm ²	1,118,225	1,118,225		

MARKETING & LETTING

Letting Agent Fee		20.00%	23,983	23,983		
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FINANCE

Debit Rate 7.000% Credit Rate 0.000% (Nominal)						
Land			11,987			
Construction			33,053			
Total Finance Cost				45,040		

TOTAL COSTS**1,388,350****PROFIT****208,253****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.16%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.64%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	35.66%
Rent Cover	1 yr 9 mths

APPRAISAL SUMMARY**KEPPIE MASSIE****Hotel
18,000 Brownfield**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Hotel	1	1,672.00	161.46	269,961	269,961	269,961

Investment Valuation**Hotel**

Manual Value

2,500,000

GROSS DEVELOPMENT VALUE**2,500,000**

Purchaser's Costs

5.80%

(145,000)

(145,000)

NET DEVELOPMENT VALUE**2,355,000****NET REALISATION****2,355,000****OUTLAY****ACQUISITION COSTS**

Surplus sum

(851,948)

Fixed Price

268,128

Total Acquisition

(583,820)

(583,820)

CONSTRUCTION COSTS**Construction**

Hotel

m²
1,672.00 m²Rate m²
1,492.65 pm²Cost
2,495,715**2,495,715****MARKETING & LETTING**

Marketing

5.00%

13,498

Letting Agent Fee

10.00%

26,996

Letting Legal Fee

5.00%

13,498

53,992

DISPOSAL FEES

Sales Agent Fee

1.00%

23,550

Sales Legal Fee

0.80%

18,840

42,390

FINANCE

Debit Rate 6.000% Credit Rate 0.000% (Nominal)

Land

(29,930)

Construction

69,479

Total Finance Cost

39,549

TOTAL COSTS**2,047,826****PROFIT****307,174****Performance Measures**

Profit on Cost%

15.00%

Profit on GDV%

12.29%

Profit on NDV%

13.04%

Development Yield% (on Rent)

13.18%

IRR

50.73%

Rent Cover

1 yr 2 mths

Cheshire East Local Plan

Infrastructure Delivery Plan Update

July 2016

Cheshire East Local Plan

Infrastructure Delivery Plan

Update

Spatial Planning
Westfields
Middlewich Road
Sandbach
Cheshire
CW11 1HZ

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1. Introduction

- 1.1 Cheshire East Council has been preparing the strategic part of its Local Plan. Previously known as the Core Strategy the document is now known as the Local Plan Strategy; the Submission version was published in May 2014 and submitted for examination in May 2014 following the six week representation period. The examination process was suspended in December 2014 after the Inspector found some shortcomings with the Local Plan Strategy. Following the preparation of further evidence the examination was resumed in August 2015 and further hearings were held in October 2015. Following receipt of the Inspector's further interim views in December 2015 the Council decided to continue to pursue the Local Plan Strategy with proposed amendments.
- 1.2 The Local Plan Strategy sets out the Vision, Strategic Priorities, spatial strategy and policies for the development of the Borough for the period up to 2030. As part of the Local Plan Strategy the Council must identify what infrastructure of strategic significance is needed to support the scale of development proposed and how such infrastructure can be provided. Infrastructure of strategic significance is defined as that which is over and above the normal provision that is part and parcel of developing a site.
- 1.3 The information collated from infrastructure providers has been brought together in this document; the Infrastructure Delivery Plan. This Plan outlines in broad terms; what infrastructure is needed taking into account the level and location of development growth envisaged in the Local Plan Strategy; when the infrastructure is required; who is responsible for providing it; about how much it will cost (presented as one-off capital provision costs); and how it could be funded. Any shortfalls in currently identified funding are also shown. The document builds on the work contained in the Local Infrastructure Plan: Baseline Report¹ produced by the Council in 2011.
- 1.4 The Infrastructure Delivery Plan is a supporting document for the Local Plan Strategy. This updated version of the Infrastructure Delivery Plan covers the period from 2015 to 2030 and takes account of the revised development site proposals produced for public consultation in Spring 2016. However, its content will continue to be monitored and periodically reviewed to assist in the delivery of the identified infrastructure.

1

http://www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/research_and_evidence/infrastructure_study.aspx

Background

- 1.5 Infrastructure can be defined as the range of services and facilities needed for the proper functioning of local communities. Such services and facilities include: physical assets such as roads, power lines and sewerage systems; community services such as primary health care and education; and environmental assets such as public open spaces. Infrastructure planning is a process by which shortages in the provision of local services can be identified and addressed.
- 1.6 The Baseline Report considered the capacity of the existing infrastructure as of 2011. This Infrastructure Delivery Plan takes account of the updated capacity position as of late 2015 and sets out what additional infrastructure is required to help enable delivery of the development proposals in the Local Plan Strategy. In doing so account is also taken of envisaged future changes in the provision of public services and the need to protect the environment and respond to climate change.
- 1.7 Increasing emphasis has been placed by the Government on the importance of infrastructure planning. The National Planning Policy Framework (NPPF) requires infrastructure planning to be undertaken as a fundamental part of delivering Local Plans. Paragraph 162 states:

'Local Planning Authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.'
- 1.8 Planning for infrastructure is not a one-off process. The needs for infrastructure are constantly evolving and the means to deliver it changing. As such the Infrastructure Delivery Plan is a 'living' document and is subject to on-going revision to keep it up-to-date. Periodic progress with implementing this Plan will also be reviewed in the Council's Monitoring Report.

2. Methodology

Overview of the Process

- 2.1 Figure 1 illustrates the overall process for infrastructure planning in Cheshire East. The first stage entailed a review of the available guidance on infrastructure planning, which enabled the Council to determine the scope of the Infrastructure Delivery Plan, consider how best to undertake the project, and identify the key stakeholders that would need to be involved in the process.

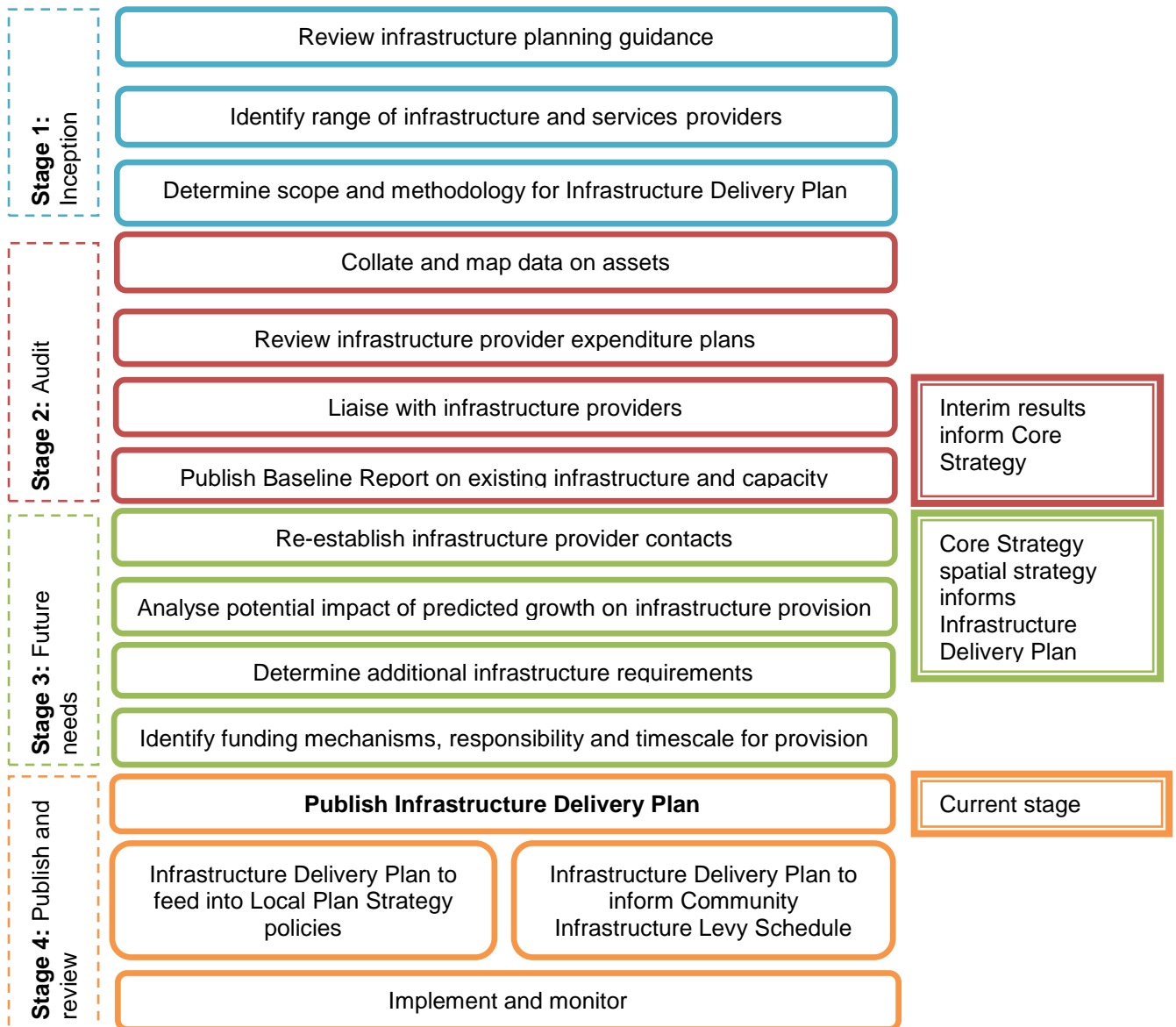


Figure 1: Infrastructure Planning Process

- 2.3 The second stage was to review the existing extent and capacity of infrastructure currently serving the area. This has been achieved by: collating and mapping existing available data on infrastructure assets and facilities in

Cheshire East; reviewing the expenditure and capital programmes of the providers to understand current priorities and shortages; and liaising with providers to make sure any further issues are considered at an early stage.

- 2.4 The Local Infrastructure Plan Baseline Report (2011) identified certain capacity issues, which can be seen in Table 7 appended to this Plan; however that was a snapshot in time and did not take account of future requirements.
- 2.5 The third stage of the process, recorded in this document, was to look at essential items of infrastructure applicable at the strategic level to deliver growth put forward in the Local Plan Strategy. These requirements, including consideration of funding arrangements, timescales and responsibilities for delivery, were assessed in collaboration with service providers, culminating in the Infrastructure Delivery Schedules reproduced in this document in Section 6. This stage has been repeated for this revised edition of the Infrastructure Delivery Plan.
- 2.6 Proposals in the Infrastructure Delivery Schedules will not only support the delivery of the Local Plan Strategy but will also provide the basis for future justification for implementation of the Community Infrastructure Levy (see Section 3).

Structure of the Infrastructure Delivery Plan

- 2.7 For the purpose of this Plan, infrastructure is understood to be those services and facilities that are required to help enable delivery of development, as proposed in the Local Plan Strategy. Table 1 sets out the specific types of infrastructure more directly related to development generated requirements that are included in this Plan. This is a more focussed list of infrastructure than that covered in the Local Infrastructure Plan: Baseline Report.

Category	Type	Explanation
Physical	Transport	Roads and other transport facilities
	Energy	Electricity and gas suppliers
	Water	Water supply and wastewater treatment, flood risk management
	ICT/digital	Broadband/wireless
Social	Education	Primary and secondary schools
	Health	Primary care (General Practitioners and associated clinics)
	Community facilities	Libraries, cemeteries and crematoria
	Recreation and sporting facilities	Indoor sports facilities and sports pitches
Green	Open spaces	Allotments and amenity open space

Table 1: Infrastructure Delivery Plan Infrastructure Types

3. Community Infrastructure Levy

About the Levy

- 3.1 Powers to locally implement the Community Infrastructure Levy (CIL) were included in the Planning Act 2008, and the CIL Regulations were first published in 2010. The CIL is an optional planning charge that Local Authorities are empowered to levy on new developments, with the funds received used to help deliver necessary infrastructure. It is largely replacing developer contributions secured through planning obligations applied to planning permissions under Section 106 of the Planning Act 1990. The Levy needs to be set at a rate that enables developments to remain financially viable. The levels of charges set are related to the type and scale of development proposed, and the cost of delivering the identified infrastructure requirements. The Levy can be used to raise money to pay for all or part of a wide range of infrastructure projects, as noted in the Department for Communities and Local Government guidance.²

‘The Planning Act 2008 provides a wide definition of the infrastructure that can be funded by CIL, including transport, flood defences, schools, hospitals, and other health and social care facilities. This definition allows CIL to be used to fund a very broad range of facilities such as play areas, parks and green spaces, cultural and sports facilities, district heating schemes and police stations and other community safety facilities. This gives local communities flexibility to choose what infrastructure they need to deliver their development plan.’

- 3.2 Cheshire East Council intends to introduce CIL. In order to implement the Levy the Council will need to prepare a Charging Schedule that will be subject to consultation and formal examination. The Council will specify categories of infrastructure and specific projects on which the Levy will be spent.

CIL and the Infrastructure Delivery Plan

- 3.3 As previously noted, the level at which CIL is set must be based on assessments of economic viability of different types of development in the Borough and the cost of identified infrastructure requirements for this development. This Infrastructure Delivery Plan is the source document through which future infrastructure needs and proposals for investment in Cheshire East will be identified.

² CLG (2010) Community Infrastructure Levy: An Overview, paragraph 13

4. Cheshire East Local Plan

4.1 The Local Plan, when it is fully adopted, will be the Development Plan for Cheshire East (replacing earlier Plans prepared by the former Districts and the County Council), and its policies will form the basis for planning decisions in the Borough. The Local Plan will cover a range of matters including:

- How much employment land is needed and where it should be provided;
- Protecting and improving important open areas and providing new ones;
- How many new homes will be required and where they should be located;
- Providing new transport infrastructure including roads, cycle routes and footpaths; and
- How town centres and community facilities in the Borough could be improved.

4.2 The Local Plan for Cheshire East will consist of three key documents. These are:

- The Local Plan Strategy, which sets out the Vision, Strategic Priorities, spatial strategy and strategic policies for the development of Cheshire East for the period up to 2030. It will be used by everyone who wants to see how the Borough will change and establish what new development is expected over the next 15 years. The document also identifies the Local Plan Strategy Sites and Strategic Locations that will accommodate most of the development intended. It is the Local Plan Strategy proposals, these being of a strategic nature, which have informed the Infrastructure Delivery Plan.
- The Local Plan Site Allocations and Development Policies development plan document, which will allocate the remaining sites proposed for future development and provide detailed policies to be used when considering planning applications for new development across the Borough.
- The Waste development plan document, which will set out policies for dealing with waste and identify specific sites for waste management facilities.

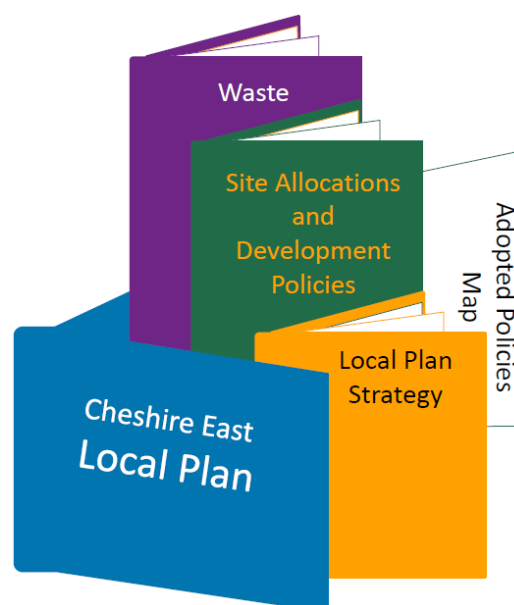


Figure 2: Content of the Local Plan

4.3 The Local Plan will be supported by a Adopted Policies Map, which will:

- Define development sites and Green Belt boundaries;
- Identify settlement boundaries;
- Show where different types of development will be permitted;
- Display environmental and heritage designations; and
- Show where policies will apply across the area.

4.4 Further components of the statutory Development Plan are adopted Neighbourhood Plans. These are produced by town and parish councils or specifically created neighbourhood forums in non-parished areas.

Development Distribution

- 4.5 Cheshire East is envisaged as an area for significant growth over the Plan period (2010 to 2030). The top priority for Cheshire East Council is to increase the Borough's prosperity in a way that is cohesive and sustainable. The Cheshire East Local Plan is therefore vital in driving and supporting the provision of new jobs in the Borough and the infrastructure and housing that are needed to support those jobs. Through the Local Plan, principally the Local Plan Strategy part, the Council has to make sure that there is sufficient land allocated for employment, retail, leisure and other commercial developments to make sure that jobs led growth is delivered.
- 4.6 Therefore provision will be made over the Plan period 2010 to 2030 for a minimum of 380ha of land for business, general industrial and storage and distribution uses, to support growth of the local economy. Sufficient land will also be provided to accommodate at least 36,000 homes,.
- 4.7 Some of the sites being put forward may not be fully developed in the Plan period; some land is safeguarded for possible development after the Plan period.
- 4.8 The overall pattern of development is constrained by the broad extent of the Green Belt, although some changes to the Green Belt boundaries around settlements are necessary to allow for some sustainably located new development in places where the need is arising. Notwithstanding this, most of the development will be concentrated in the Principal Towns of Crewe and Macclesfield and the Key Service Centres. Table 2 shows the proposed revised distribution of development to achieve an appropriate balance in relation to location and the hierarchy of settlements.

Settlement		Amount over the Plan period	
		Housing ³	Employment (ha)
Principal Town	Crewe	7,700	65
	Macclesfield	4,250	20
Key Service Centre	Alsager	2,000	40
	Congleton	4,150	24
	Handforth ⁴	2,200	22
	Knutsford	950	15
	Middlewich	1,950	75
	Nantwich	2,050	3
	Poynton	650	10
	Sandbach	2,750	20
	Wilmslow	900	10
Other			
	Employment Improvement Area ⁵	N/A	61
	Local Service Centres ⁶	3,500	7
	Rural	2,950	8
Total		36,000	380

Table 2: Development Distribution by Settlement

³ Rounded⁴ Including North Cheshire Growth Village⁵ Wardle⁶ Alderley Edge, Audlum, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury

- 4.10 Of the overall 36,000 new homes needed in the 20 year Plan period about 4800 of these have been already built and about 19,100 are proposed on the sites and locations identified in the Local Plan Strategy. The Local Plan Strategy identifies sufficient employment sites to provide some 315ha of the 380ha of land needed for employment uses (B1, B2 and B8)⁷. The remaining employment land being made of completions, commitments and future provision in the Site Allocations and Development Policies DPD.
- 4.11 Most of the sites proposed are greenfield sites, but there are some brownfield opportunities envisaged in the town centres of Crewe and Macclesfield as well as sites located in Alsager, Middlewich, Nantwich and Alderley Park.

⁷ B1 is business, B2 is general industrial and B8 is storage and distribution uses

5. Policy Review

- 5.1 This section of the report summarises the main policy framework that influences the process of infrastructure planning in Cheshire East and updates the information in the Local Infrastructure Plan: Baseline Report.

National Context

Communities and Local Government (2012) National Planning Policy Framework

- 5.2 In March 2012 the Government published the National Planning Policy Framework; the framework simplifies existing guidance, and continues to promote the delivery of sustainable development. The framework retains the focus on infrastructure planning, requiring Local Planning Authorities to work with other key stakeholders to assess the quality and capacity of transport, water, energy, telecommunications, utilities, health, social care, waste and flood defence infrastructure and its ability to meet forecast demands. The framework also requires Authorities to take account of the need for nationally significant infrastructure in their areas.

Nationally Significant Infrastructure

- 5.3 Nationally Significant Infrastructure Projects (NSIPs) are usually large scale developments such as new harbours, power generating stations (including wind farms), and electricity transmission lines, which require a type of approval known as 'development consent' under procedures governed by the [Planning Act 2008](http://www.legislation.gov.uk/ukpga/2008/29/contents)⁸ (and amended by the Localism Act 2011). The 2008 Act sets out thresholds, above which certain types of infrastructure development are considered to be nationally significant and require development consent. The 2015 Energy bill includes proposals to increase the development consent size threshold for on-shore wind schemes.
- 5.4 In England, the Planning Inspectorate examines applications for development consent from the energy, transport, waste, waste water and water sectors.
- 5.5 One project in Cheshire East, the A556 Knutsford to Bowdon Scheme, has been considered under the NSIP process. The project incorporates the construction of a new section of highway and improvements to the existing A556 trunk road between the M6 Junction 19 near Knutsford and the M56 Junction 7 near Bowdon, Greater Manchester, and includes improvements to the M6 southbound carriageway between the M6 Junction 19 and Knutsford Services.

⁸ <http://www.legislation.gov.uk/ukpga/2008/29/contents>

- 5.6 The scheme was granted consent and is now under construction.

National Policy Statements

- 5.7 National Policy Statements (NPSs) are produced by Government. They give reasons for the policy set out in the Statement, and must include an explanation of how the policy takes account of Government policy relating to the mitigation of, and adaptation to, climate change. They include the Government's objectives for the development of nationally significant infrastructure in a particular sector and policies or circumstances that Ministers consider should be taken into account in decisions on infrastructure development.
- 5.8 There are 12 designated or proposed National Policy Statements, setting out Government policy on different types of national infrastructure development including energy, transport, water, wastewater and waste.

Planning Advisory Service - Infrastructure Planning and Delivery

- 5.9 The Planning Advisory Service has published comprehensive guidance notes to assist Authorities seeking to prepare an Infrastructure Plan. The Infrastructure Delivery Plan is to be seen as a collaborative effort between Local Authorities and infrastructure providers. Guidance notes reinforce the need for comprehensive audits of existing infrastructure provision, assessment of future needs having regard to established standards of provision, viability testing, and sustainability appraisal of proposals in the Infrastructure Delivery Plan (including through the Local Plan process).

HM Treasury (2015) Spending Review

- 5.10 The Spending Review sets out how the Government will reduce the national deficit by controlling public sector spending for the duration of the current parliament. Some Government departments (including Communities and Local Government, and Transport) will experience financial reductions but other service areas, such as health and education will receive increased budget allocations. It is not possible to assess precisely the implications of the Spending Review on infrastructure projects planned for Cheshire East; however periodic infrastructure-specific financial allocations were made available by the previous Government and successful bids were made to help fund local capital projects.

HM Treasury National Infrastructure Plan

5.11 The National Infrastructure Plan, first published in 2010 and updated yearly, began the process of providing clarity and visibility on the investment needed in infrastructure. The latest update of the National Infrastructure Plan was published in July 2015 and sets out the Government's long term plan to make sure that it can deliver the investment required to meet the UK's infrastructure needs to 2020 and beyond. The Government's infrastructure strategy is based around providing the infrastructure that it believes the country needs now and in the future in order to:

- Meet current demand through the renewal of existing infrastructure
- Meet future demand
- Grow a global economy
- Address climate change and energy security

5.12 The July 2015 update report refers to a number of new schemes across the country that had recently started construction. These include the A6 to Manchester Airport Relief Road which skirts the northern boundary of Cheshire East. The total number of projects and programmes in the North West referred to the report was 76, higher than any other region.

Publically funded infrastructure investment

5.13 The Government will fund a pipeline of specific projects worth over £100 billion nationally over this parliament. These include:

- Investment in roads
- Building High Speed 2
- Increasing science capital funding
- Extending superfast broadband investment
- Investing in flood management

5.14 Figure 3 illustrates the UK's long term capital investment projects and includes several in the North West. Likely to be added to these is the High Speed 3 railway scheme linking cities in the north of England and is part of the Northern Powerhouse initiative.

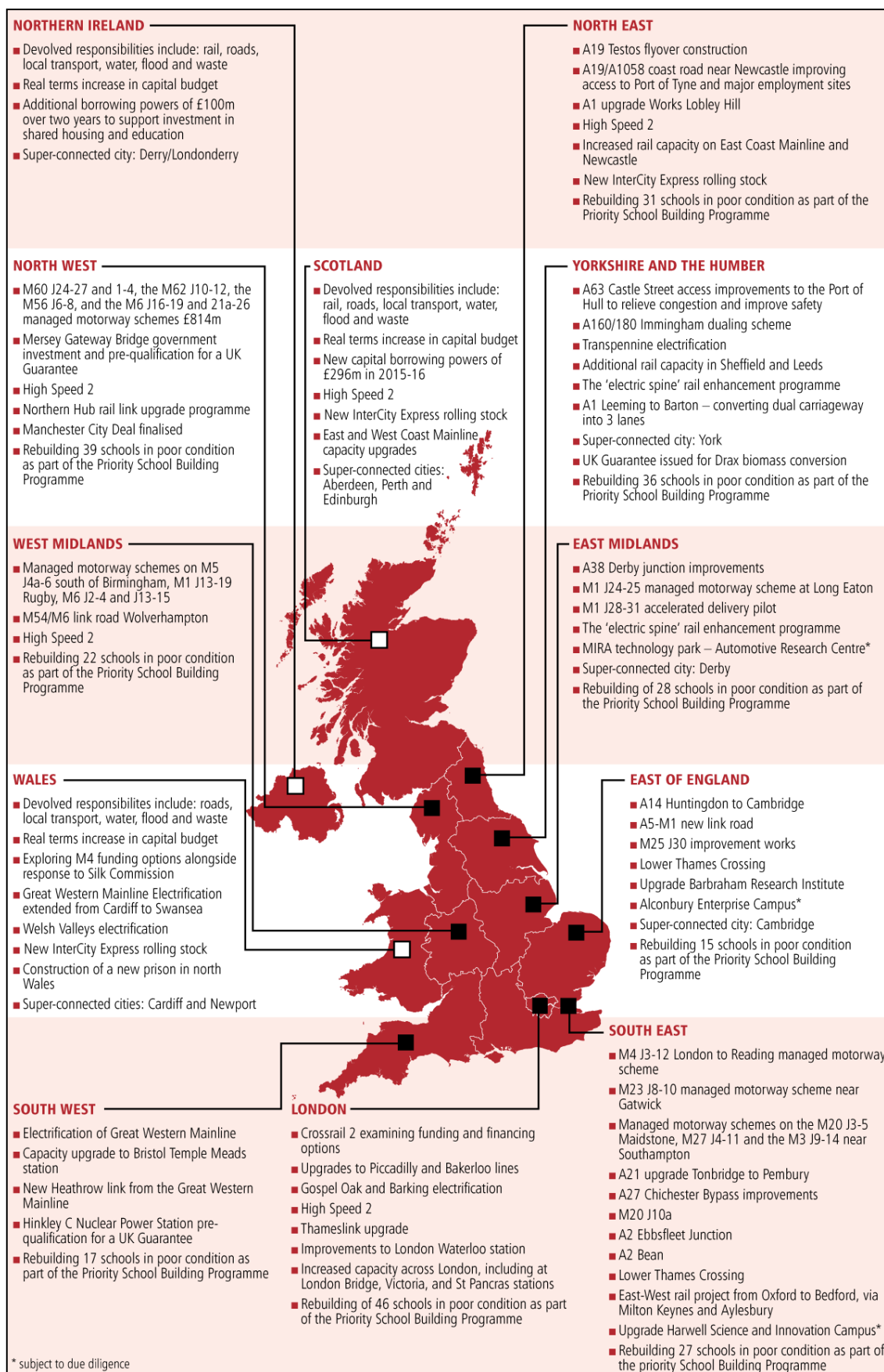


Figure 3: Long Term Capital Investment Projects

Sub-Regional Context

Cheshire and Warrington Local Enterprise Partnership (2013) Building on Success - Accelerating Economic Growth in Cheshire and Warrington. Business Plan 2013-2015

5.15 Local Enterprise Partnerships (LEPs) are partnerships between Local Authorities and businesses who decide what the priorities should be for investment in roads, buildings and facilities in the area. The LEP covering Cheshire East is the Cheshire and Warrington LEP.

5.16 The LEP's vision is:

'To make Cheshire and Warrington the best performing economy outside of the Greater South East, providing an increased net financial contribution to UK plc, less reliance on public expenditure and making sure that all of our people enjoy the best quality of life. Put simply, the best place to live, work and do business in the UK.'

5.17 By 2030 it aims to:

- Increase annual Gross Value Added by at least £11.1 billion to some £30 billion through accelerated growth of our existing businesses, inward investment and new start ups;
- Create at least 75,000 jobs with a key focus on manufacturing and exports, as key wealth creators; and
- Develop 70,000 new homes to meet the needs of our current and future population.

5.18 The Business Plan contains several transformational projects located in Cheshire East. These include maintaining Alderley Park as a global centre of research excellence and High Growth City, which is a longer-term plan for the super-growth of Crewe, delivered on the back of the announced key rail interchange on the new High Speed 2 route. High Growth City will initially focus on linking Crewe and Macclesfield by way of Congleton creating 'a corridor of opportunity'.

Cheshire and Warrington Enterprise Commission (2010) Unleashing the Potential of Cheshire and Warrington – Sub- Regional Strategy

5.19 At the sub-regional level under the auspices of the Cheshire and Warrington Enterprise Commission, in partnership with Cheshire West and Chester and Warrington Councils, Cheshire East Council has signed up to an ambitious growth strategy for Cheshire and Warrington in the form of a strategy document entitled 'Unleashing the Potential'.

- 5.20 The overall aim for the sub-region is to achieve 'significant economic growth by accommodating significant increase in population, housing, jobs and GVA'. The potential is identified to increase yearly Gross Value Added for the sub-region by at least £10 billion to at least £30 billion by 2030, together with an increase in population by at least 100,000 people and 22,000 additional jobs during the same period.
- 5.21 In spatial terms, for Cheshire East the priorities are:
- 'Super-charged' growth for Crewe with the aim of significantly increasing its economic productivity - with about 25% growth in jobs and population;
 - To retain the focus on Macclesfield and north east Cheshire as the North West's most productive business and entrepreneurial area with targeted growth and collaboration with key employers; and
 - To reinforce the role of market towns and larger villages as important components of economic growth and also in providing attractive residential locations for managers, professionals and knowledge workers. There is particular potential for economic and quality housing growth in the 'Weaver Towns' including Middlewich. The town of Congleton also is identified as having growth potential.

Mersey Dee Alliance (2011) - The Green Infrastructure Framework for North East Wales, Cheshire and Wirral

- 5.22 A partnership of Local Authorities and environmental agencies came together in 2010 to commission a framework looking at the planning and coordination of Green Infrastructure across North East Wales, Cheshire and Wirral; facilitated by the Mersey Dee Alliance (MDA).
- 5.23 The Framework considers the natural environments of Denbighshire, Flintshire, Wrexham, Cheshire West and Chester, Cheshire East and the Wirral. It sets out a vision of how a healthy natural environment can help sustain economic growth and thriving communities. A Green Infrastructure Action Plan for Crewe has now also been prepared as part of the Framework.
- 5.24 The Green Infrastructure Framework for North East Wales, Cheshire and Wirral provides a guide for Green Infrastructure planning, investment and delivery. It highlights where the existing Green Infrastructure assets are, locates the weaker areas and guides priorities for future investment. It has been produced to assist with, and guide actions for, the delivery of Green Infrastructure across North East Wales, Cheshire and Wirral as part of its long term sustainable development.

Local Context

PACE (2010) Ambition for All - the Sustainable Community Strategy

- 5.25 'Ambition for All', the Cheshire East Sustainable Community Strategy for the period 2010 to 2025, was approved on 22nd July 2010. The purpose of the

Strategy is to set out how, over the next 15 years, the Partnership for Action for Cheshire East (PACE) will seek to make sure that Cheshire East continues to prosper. The activities outlined in the Strategy are intended to improve the quality of life of all the people of Cheshire East and to contribute to the achievement of sustainable development through action to improve economic, social and environmental well-being across the area. The Strategy provides a high-level vision for Cheshire East centred around seven priorities for action, which are:

- Nurturing strong communities: including the delivery of services as locally as possible and ensuring that communities feel safe;
- Creating conditions for business growth: including making the most of our tourism, heritage and natural assets and ensuring there is a good range of available employment sites and premises in all parts of Cheshire East with good transport links to attract new and expanding businesses;
- Unlocking the potential of our towns: this focuses firstly on the regeneration of Crewe, including the redevelopment of the town centre and the provision of new homes and jobs, secondly on the revitalisation of Macclesfield, including improving the quality and choice of shops and services in the town centre and progressing the development of South Macclesfield and thirdly on retaining the vitality and viability of our market towns to make sure that they continue to deliver essential services, retail, leisure and employment opportunities;
- Supporting our children and young people: by improving the transition between education and work, providing support to families, and engaging younger people more effectively when developing new services;
- Ensuring a sustainable future: by providing affordable and appropriate housing to meet future needs, by promoting energy efficiency and the use of renewable energy, by ensuring that all major developments are located with good access to local amenities, cycle and walking routes, by developing a green infrastructure
- Plan to safeguard, manage and enhance our green assets, giving priority to the redevelopment of our vacant brownfield sites and by recognising the importance of mineral extraction to the local economy;
- Preparing for an increasingly older population: including the provision of an adequate supply of suitable extra care housing; and
- Driving out the causes of poor health: including investment in green infrastructure to encourage active and healthy lifestyle choices.

Regeneration Strategies

All Change for Crewe

5.26 Cheshire East has identified Crewe as its biggest spatial priority and is working in partnership to develop and implement an economic masterplan for the town. 'All Change for Crewe' sets out ambitious plans for Crewe's growth, seeking to make it a nationally significant economic centre by 2031 with a total population in excess of 100,000, a large skilled working age population, plus business density, start-ups and Gross Value Added per worker (GVA) rates

that match or exceed national levels. The aim is to increase GVA by 85% over 20 years, growing the economy by £850 million per year by 2031.

- 5.27 Strategic aims for Crewe focus on: improving the skills base of the town's residents and economic restructuring; increasing the town's connectivity (in terms of sustainable transport and broadband communications); redevelopment of the town centre and bringing forward strategic development sites at Basford; improving the town's 'liveability' (by tackling deprivation and improving public services); and improving the town's image.
- 5.28 A number of key projects have also been identified to start driving change in Crewe. These include:
- Crewe Railway Station redevelopment, whereby phase 1 is underway. This includes the provision of 240 extra car parking spaces, cycle stands, improved passenger access, drop-off and pick-up points (including taxi rank facilities) and disabled parking on Weston Road at the side of the Railway Station.
 - Vibrant town centre and regenerated corridor to the station
 - Development of Basford focusing on high knowledge/science base industry
 - Sustainable Urban Extensions generating housing growth
 - Next Generation Broadband linked to wider a Cheshire East initiative
 - Better school education
 - Major employer care programme linked to sub-regional delivery arrangements
 - 21st Century leaders and raising aspirations programme

Macclesfield Economic Masterplan

- 5.29 An economic masterplan for Macclesfield was approved by Cheshire East Council's Cabinet in December 2010. The masterplan covers the redevelopment of the town centre with development partners, Wilson Bowden, and provides a strategy for the South Macclesfield Development Area. Key issues identified for the town centre include:
- It is under significant pressure from competing towns in the South Manchester belt.
 - It lacks a co-ordinated and significant leisure offer, particularly in relation to restaurants and cinemas.
 - The potential Wilson Bowden scheme is regarded as a positive opportunity and a full application was approved by Cheshire East Council on 6th September 2013.
- 5.30 The South Macclesfield Development Area has been allocated for employment development for a number of years with no significant developer interest. Issues with the site include the cost of infrastructure to open up the site and the costs in overcoming problems with the ground conditions. The preferred option for the area in the document is for a mixed development

comprising retail, leisure, housing and a new football stadium, alongside a new link road connecting Congleton Road and London Road.

6. Infrastructure Delivery Schedules

- 6.1 The Infrastructure Delivery Schedules are a key part of infrastructure planning work and are living documents that will be subject to monitoring and periodic review in line with key Local Plan and Community Infrastructure Levy stages. Over time new funding sources may be announced and eligibility rules may alter for existing sources. The costs of projects are also likely to vary as their readiness for implementation firms up. The Schedules include those pieces of infrastructure that have relevance in helping to proposed strategic development.
- 6.2 Table 3 provides an indication of which agencies play a lead or supporting role in providing the various types of infrastructure.

Infrastructure Type	Cheshire East Council		Other Agencies	
	Lead Role	Supporting Role	Lead Role	Supporting Role
Transport – Strategic Highways		✓	Highways England	
Transport – Air		✓	Manchester Airport PLC	Civil Aviation Authority Manchester City Council
Transport – Local Highways	✓			
Transport – Rail Facilities		✓	Network Rail	Train operating companies, The Office of Rail and Road
Transport – Bus Facilities	✓			Bus Operators Adjoining Transport Authorities
Transport – Cycling Facilities	✓			
Transport – Pedestrian Facilities	✓			
Education – Schools Provision	✓		Churches Academies/Free	
Health – Primary Care Provision		✓	NHS England Commissioning Board	GP Clinical Commissioning Groups
Public Utilities – Water Services			United Utilities	

Public Utilities – Electricity			Scottish Power Electricity NW Western Power	
Public Utilities – Gas			National Grid	
Public Utilities – Telecom Services		✓	British Telecom Virgin Media	
Flood Management – Main Rivers			Environment Agency	
Flood Management – Local Rivers	✓			United Utilities
Sports Facilities	✓		Various Private Operators Parish Councils	

Table 3: Service Provision Matrix

Physical

Transport

Highways

- 6.3 Highways England has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015. From April 2015 it has been responsible for operating, maintaining and improving the strategic road network in England.
- 6.4 Cheshire East Council's Highways Department is committed to making sure that the area's local roads and pavements are safe and well-maintained, whilst continually improving the highway network as part of the integrated transport system.
- 6.5 The Council has signed off a plan called East Cheshire: Engine of the North⁹, which aims to make the Borough a more prosperous place to both live and do business in. Investment continues to be secured to upgrade and enhance Cheshire East's infrastructure to make sure that connectivity will continue to be a driver of growth in the Borough.
- 6.6 Recent investment includes:
- **Funding secured to deliver the £27 million Crewe Green Link Road** including Programme Entry status for the scheme from the Department for Transport and Council capital funding, which will assist in unlocking private

⁹This can be viewed at:
<http://moderngov.cheshireeast.gov.uk/ecminutes/Published/C00000241/M00004968/AI00019837/07bVisionforGrowth.pdf>

sector investment and employment delivery at Basford East and West. Scheme now completed.

- **Highways Agency scheme to upgrade the A556 Knutsford to Bowdon corridor**, easing congestion on the A556 and improving access to south Manchester, and Manchester International Airport. Scheme currently under construction.
- Over **£6 million** secured from Government to improve facilities at Crewe Railway Station **and the adjoining former Royal Mail** site acquired by the Council in 2011. Scheme now completed.
- Announced **proposed routing of the High Speed 2 network through Crewe**, reducing travel times to London to just 58 minutes with eight services an hour, with the Council continuing to lobby for a HS2 station at Crewe with associated potential for greater economic impact.
- Funding has been **secured to fund the £290 million A6 to Manchester Airport Relief Road**. This scheme will deliver improved highway connectivity in the north of the Borough and is now under construction.
- **Local Pinch Point Funding has been secured** for widening of the A500 at J16 of M6/Basford West Spine Road/J17 of M6. Schemes now completed.
- **Funding allocations have been secured** for the Poynton Relief Road and Sydney Road from the Local Transport Body.

6.7 The Council has also invested in facility improvements at Crewe Railway Station. These include the provision of extra car parking spaces, cycle stands, improved passenger access, drop-off and pick up points and disabled parking.

6.8 Key strategic projects identified in East Cheshire: Engine of the North include:

- South East Manchester Multi Modal Strategy (SEMMMS) including the A6 to Manchester Airport Relief Road.
- A51/A500 Strategic Corridor, which will help to deliver the Kingsley Fields site in Nantwich with improvement at Burford and access to the Motorway from the sites at Basford, Crewe.
- A556 investment (M6 to M56) between Knutsford and Bowdon.
- Poynton Relief Road (A523), which ties into SEMMMS and includes complementary measures on the A523 corridor from Macclesfield towards Manchester.
- Congleton Link Road (A34). This includes the Radnor Park access and Northern Relief Road and link improvements between the A534 and A536.

6.9 Having taken account of the development proposed in the Local Plan Strategy the key highway constraints are as follows:

Strategic Road Network

- The M6 junctions 16 to 19 link is running at, or close to capacity. Incidents are therefore likely to have greater consequences as there is insufficient spare capacity to cope with additional pressure. In the Chancellors 2013 Autumn Statement it was confirmed that this section of the M6 would be upgraded to feature additional highway capacity through use of the hard shoulders as running lanes. This Smart approach to motorway improvement is also now planned to the M56 motorway from Manchester Airport to the A556.
- Within the period to 2025, taking account of the recently completed Pinch Point junction improvements at junctions 16 and 17 on the M6 and the Smart motorway proposals, the strategic road network is considered by Highways England to be reasonably able to accommodate the development proposals in the Local Plan Strategy. In the later years of the plan period and by the end of plan delivery some notable congestion issues are expected within the network particularly associated with junctions 16, 17 and 19 of the M6.
- At junction 19 an improvement scheme is being prepared for implementation by around 2020. Junction 18 of the M6 is sufficiently able to accommodate envisaged traffic growth throughout the plan period. Beyond 2025 further upgrades (to the completed Pinch Point schemes) are likely to be required to junctions 16 and 17.

Local Road Network

- In Alsager:
 - The junction of the B5077 Crewe Road and B5078 Sandbach Road North experiences congestion during peak periods and has been identified as being located on a Red Route, which highlights the B5077 as a route requiring accident frequencies to be reduced. Traffic from the proposed development in Alsager would impact on this junction.
 - The junction of the A5011 Linley Lane/Crewe Road signalised crossroads is currently operating within capacity however, as a result of the impact from the proposed development sites, particularly the site at Twyford and Cardway (CS 12), capacity issues are likely to develop at this junction in the future.
- In Congleton:
 - Serious congestion issues are experienced along the A34 through the town, with three Air Quality Management Areas being declared along the A34 as a result of traffic congestion.
 - The A34 Manchester Road has been designated a Red Route, highlighting the need for highway safety improvements on the corridor.
 - Complementary measures on Mountbatten Way linked to the delivery of wider capacity improvements in Congleton and also reducing severance in the town centre.

- In Crewe:
 - There is a need to improve traffic flow at Junction 16 of the M6 and link capacity on the A500 Barthomley Link Road.
 - Specific highway issues include:
 - Crewe Green Roundabout suffers from peak period delays;
 - the A534 Nantwich Road experiences delays, queuing and associated air quality problems;
 - congestion is experienced at the A530 and Flowers Lane junction, which will be impacted by the proposed Leighton West development;
 - the use of the A530 and Smithy Lane junction is expected to increase considerably with the impact of trips from the proposed development at Leighton West;
 - the Remer Street/Groby Road/Maw Green Road/Sydney Road/Elm Drive junction is also expected to see significant increased use with the proposed adjacent development sites, for example, Coppenhall East.
 - These developments will also exacerbate the delays currently caused at the Sydney Road Bridge Pinch Point.
 - Access routes to the Grand Junction Retail Park are heavily constrained.
 - Improved highway links from Dunwoody Way from/to the town centre would improve permeability and reduce development impact on key junctions.
 - As a result of congestion issues around the current access to Crewe Railway Station and the town centre from the west of Crewe there are plans between now and 2020 to improve the Station access. These plans will be developed through discussions with Network Rail and HS2 in association with the wider aspirations for Crewe Railway Station.
 - The planned development around Crewe and growth in the rail network as well as HS2 has led to the pressing need to make changes to Crewe Railway Station and access to it; this need has been recognised by the rail industry. Strategic modelling of the area shows that without changes to the existing pinch points around the Station area further development beyond what is committed to the southwest of the Station should be limited until the necessary improvements are in place.
- In Knutsford:
 - The junctions at either extent of the A50 and A537 corridor and the links between them can experience significant queuing and congestion during peak times. The junctions are A537/Hollow Lane, A537/A50 junction at Adams Hill and the A50/A5033 Northwich Road roundabout.
 - The proposed development at Parkgate will have an impact on the road network in Knutsford, including the Mobberley Road/Parkgate Lane junction.

- In Macclesfield:
 - A package of improvements in Macclesfield town centre has been identified at various locations to address key areas of constraint on the Macclesfield road network, suffering from lengthy queues and delays.
 - Improved links to the Motorway network are required.
 - Links towards Manchester including the Poynton Relief Road and A523 on line and close to on line improvements.
 - Sustainable links towards Manchester.
- In Middlewich:
 - The junction of Kinderton Street/St Michael's Way/Leadsmithy Street is currently operating at or close to capacity during the peak period whereby operation will be assisted by the Middlewich Eastern Bypass.
 - The junction at the A54 and Croxton Lane is currently operating at or close to capacity during the peak period.
- In Nantwich:
 - The Burford crossroads currently experiences congestion and delays during the peak periods.
 - There are three junctions on the A51 corridor around Nantwich that are particularly affected by congestion and associated queuing and delays on certain approaches. These are:
 - Alvaston roundabout – A51/A530
 - Peacock roundabout – A51/A534
 - Cheerbrook roundabout – A51/A500
 - There are concerns that the existing road layout at these junctions will be inadequate to cater for planned development and background traffic growth.
 - The junction at the A530 Welsh Row and A534 Waterlode can experience significant congestion and queuing in the peak hours.
 - In order to bring the proposed development at Kingsley Fields forward a new link road will be needed through the site connecting the A51 and A534 Waterlode.
 - The lack of a highway link between Edmund Wright Way and Taylor Drive reduces route choice and permeability of traffic.
 - Key junctions along the A5301 Elwood Way/Peter Destapleigh Way are also forecast to be over capacity, should anticipated developments and traffic growth take place.
- In Poynton:
 - The junction of the A523 and A5149 experiences congestion and delays leading to severance issues in the town centre, whereby operation will be assisted by the Poynton Relief Road and links towards Macclesfield.
- In Sandbach:
 - Junction 17 of the M6 has been identified as a bottleneck with significant congestion and safety issues. Development of the proposed site adjacent to this junction is dependent on the prior delivery of

- improvement to the junction and demonstration to the Highways Agency and Cheshire East Council that the impact of development traffic continues to allow the efficient and safe operation of the junction.
 - Sandbach suffers from peak time congestion from commuter traffic on a number of roads including the A533 Middlewich Road and the A534 Old Mill Road. Junctions suffering from the most congestion in the town include the A534 Old Mill Road/A533 The Hill and the A534 Old Mill Road/A533 Middlewich Road/Wheelock Bypass.
 - The delivery of the potential future housing and employment development in Sandbach, along with background traffic growth, will result in significant additional traffic on the local road network. The junctions highlighted above would experience capacity issues.
- In Handforth/Wilmslow:
 - Congestion contributes towards the presence of three noise pollution areas in Wilmslow: at the A538 north of the town; A538 Manchester Road south of the town; and the A5102 Adlington Road near Wilmslow Park Road.
 - The junctions of the A34, A555 and Stanley Green roundabout are currently experiencing congestion, particularly in the peak hours.
 - The junctions along the A34 Wilmslow Bypass are predicted to operate over capacity if forecast developments and traffic increases take place.

Local Sustainable Travel Network

- 6.10 As well as improvements to the highway network, improvements to bus services, rail services and pedestrian and cycle facilities will help reduce reliance on the private car across Cheshire East.
- 6.11 Requirements for improvements to bus, rail, pedestrian and cycle networks will be assessed on a site by site basis to ensure good linkages to local facilities.
- 6.12 A number of strategic requirements to improve sustainable travel have been identified through various studies as well as the Local Transport Plan and its associated documents such as the Rights of Way Improvement Plan (ROWIP).
- 6.13 Schemes that are necessary to deliver a sustainable Local Plan Strategy have been identified in the Infrastructure Delivery Schedule in Table 4.

Rail

- 6.14 Network Rail is the owner and operator of Britain's railway infrastructure, which includes the tracks, signals, tunnels, bridges, viaducts, level crossings and stations; the largest of which they also manage. All profits made by the company, including from commercial development, are reinvested directly back into the network.
- 6.15 Network Rail have responded to previous consultations seeking agreement in principle to developer contributions being sought for improved pedestrian and

cycle access to Railway Stations and they have expressed concerns about the increased use of level crossings due to increased residential development in the Cheshire East area.

Energy

Electricity supply

- 6.16 The supply of electricity is managed through a series of local networks across the UK; parts of Cheshire East fall within the areas for three of these Distribution Network Operators (DNO) namely; Scottish Power, Electricity North West (ENWL) and Western Power Distribution (WPD).
- 6.17 In geographic terms, Scottish Power is the DNO for the south of the Borough including Crewe and Sandbach, ENWL the north including Macclesfield, Knutsford and Wilmslow and WPD an area towards the eastern edge of the Borough including Congleton.
- 6.18 The DNOs are regulated by the Office of Gas and Electric Markets (OFGEM) and are required to submit investment plans to make sure the networks can cope with the anticipated natural growth. New connections to the networks attract charges in accordance with each DNO's published schedule, with increased contributions sought where the existing supply network requires an increase in the available capacity.
- 6.19 Each DNO has taken account of the development proposed in the Local Plan Strategy and identified the capacity issues as follows:
- SP Manweb have estimated the likely improvements necessary to supply the developments proposed and advise that these would be funded through developer contributions.
 - ENWL have stated there could be impact on their infrastructure but it is not possible to indicate the exact impact on these assets with the information supplied.
 - WPD anticipate that all developments proposed in their area can be accommodated without improvements.

Gas supply

- 6.20 In the UK the supply of gas is managed at a regional level by gas distribution networks (GDNs); National Grid Gas plc (NG) is the GDN for Cheshire East, responsible for the supply of gas across the region.
- 6.21 GDNs are regulated by OFGEM and are required to publish long term development plans based on forecasted of usage and necessary system developments to accommodate increased demand.
- 6.22 Having taken account of the development proposed in the Local Plan Strategy the capacity issues are as follows:
- The networks in Crewe and Congleton are likely to require significant improvements to accommodate the anticipated developments.

- Developments across the Borough may require localised improvements or new connections where existing gas networks are remote.
- Improvements and new connections to the gas network to supply new developments would generally be funded through developer contributions.

Water

Water supply and wastewater treatment

- 6.23 United Utilities is the water company for the North West and is responsible for the provision of water and wastewater services across the region.
- 6.24 Having taken account of the development proposed in the Local Plan Strategy the capacity issues are as follows:
- There is sufficient capacity in terms of water supply resources for the development planned in the Plan period.
 - There are some water infrastructure network constraints to overcome to cater for the planned development. Upgrading works are planned at Knutsford and Macclesfield which are anticipated to be completed in line with the proposed construction timescale of housing developments here. It is anticipated some investment works will be required at Wilmslow in the future; further consideration of this is required however suitable phasing of development here would allow for the most appropriate management of assets. At the North Cheshire Growth Village and Wardle further details of the development proposed are needed to fully evaluate the water infrastructure impacts.
 - There are shortages in capacity at the Wastewater Treatment Works in Alsager and Sandbach; however the costs of these improvements have not been disclosed but are envisaged to be borne by United Utilities.

Flood risk management

- 6.25 There are a variety of organisations involved in managing these risks. The Environment Agency has the power to provide and maintain flood defences in coastal areas and along designated 'main rivers'. The water company (United Utilities) is responsible for maintaining the public sewer system and for maintaining private sewers; however drains that connect to the sewer system remain the responsibility of landowners. Cheshire East Council is responsible for highway drainage and managing flood risk from 'ordinary watercourses', surface and ground water sources. The Council can also play a key role in managing and responding to flood risk through its local planning and emergency planning functions.
- 6.26 Flood risk management is not just about managing the levels of risk; it also looks at resilience measures and the robustness of the Council's response to flooding, for example evacuation planning, wider flood risk community awareness and sign up to flood warnings. We work very closely with other partner organisations to make sure our emergency response and recovery plans complement those of other emergency responders where appropriate.

- 6.27 There are areas of some of the proposed sites in Flood Zone 3, where the flood risk from rivers and the sea is classed as high; however the development of the sites will need to take account of that. If a site were fully in Flood Zone 3 then the Sequential Test would apply. The aim of the Sequential Test is to steer new development to the areas at the lowest probability of flooding (flood zone 1).
- 6.28 Having taken account of the development proposed in the Local Plan Strategy the main flood capacity issues are as follows:
- Development proposals could heighten the risk of flooding in Knutsford town centre, where there are known drainage infrastructure constraints. In areas such as these, the feasibility of providing improvements will be informed by ongoing study and appraisal works and, where appropriate, included in the developing Council Flood Risk Programme (Environment Agency Medium Term Plan) particularly where grant in aid funding may be able to support our wider flood risk aims and objectives in managing local flood risks.
 - The River Dane in Congleton is particularly prone to flooding; however development proposed to the north of the town, including the proposed Congleton Link Road will provide flood mitigation measures.

ICT/Digital

- 6.29 The Connecting Cheshire Partnership of four Local Authorities across Cheshire is made up of Cheshire East, Cheshire West and Chester, Halton and Warrington Councils. The Partnership was established to deliver fibre broadband to areas hitherto outside the commercial deployment of fibre broadband. The partnership will see an additional 90,000 premises reached with fibre by summer 2017. The project is being funded by the European Regional Development Fund, BT, the Government and the four Local Authorities. At the end of 2015 fibre broadband coverage across Cheshire East had reached 96% of the Borough.
- 6.30 Although coverage of fibre broadband is expected to reach 98% by summer 2017, significant challenges remain with connectivity to new build sites, in particular residential developments. Many sites have been out of scope for the Connecting Cheshire project as this was modelled and planned before sites were available for consideration and developers have often failed to engage with broadband infrastructure providers such as BT Openreach to install fibre compatible equipment at the outset.
- 6.31 Despite lobbying from a number of sources, the provision of fibre infrastructure by developers is not mandatory, despite clear evidence that house-buyers and businesses both consider high-speed broadband to be a necessity and willing to pay a premium for access to superfast, and increasingly, ultrafast broadband. For town centre development sites, fibre coverage is already almost universal, but depending on the intensity of development, capacity

should be tested with BT Openreach and other providers where prevalent e.g. Virgin Media

Physical Infrastructure Delivery Schedule

- 6.32 The Infrastructure Delivery Schedule in Table 4 identifies the particular schemes that aim to address the capacity and residual highway issues identified for physical infrastructure.

Table 4: Physical Infrastructure Delivery Schedule

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
Transport										
Road network										
1	B5077 Crewe Road/B5078 Sandbach Road North junction improvements	Alsager	Preliminary design	Linked to development timing	£400,000	CIL, S106, Local Transport Plan funding	None	£400,000	CEC Highways	
3	A5011 Linley Lane/Crewe Road junction improvements	Alsager	Preliminary design	Linked to development timing	£250,000	CIL, S106, Local Transport Plan funding	None	£250,000	CEC Highways	
2	Hassall Road/Church Road/Dunnocksfold Road	Alsager	Preliminary design	Linked to development timing	£150,000	CIL, S106, Local Transport Plan funding	None	£150,000	CEC Highways	
1	A536 to A534 Congleton Link Road	Congleton	Planning Application	Construction Mid 2018 – early 2020	£90.4m	Department for Transport, Local Enterprise Partnership funding, private sector, Cheshire East Council, CIL	LGF - £45m	£21.7m Developer income - £23.7m	CEC Highways/Local Enterprise Partnership	Potential if necessary to deliver on a phased basis.
2	A500 Barthomley Link Road to M6 capacity improvements (widening)	Crewe	Concept design	To be confirmed	£46.6M	RIS2 CIL/ Department for Transport	None	£46.6M	CEC Highways/Local Enterprise Partnership	Assumes any land requirements are available for the scheme.

¹⁰ For transport projects only

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
1	Sydney Road bridge – construction of an additional bridge for northwest bound traffic to allow two way running	Crewe	Detailed design	Construction Mid 2018 – Mid 2019	£10.5m	S106 developer funding, Local Major Scheme Transport Funding, CEC Capital funding	DfT - £2.35m LGF - £3.5m LTP – 500k S106 - £4.5m	None	CEC Highways/Local Enterprise Partnership	Scale of funding deficit is contingent on S106 conditions being exercised.
3	Flag Lane link road	Crewe	Detailed Design	Linked to Development progress	£500,000	Developers, Local Transport Plan, CIL	None	£500,000	CEC Highways	
1	Improvements to Crewe Green Roundabout	Crewe	Detailed design	To be confirmed	£5m	Developer, Local Transport Plan, Local Enterprise Partnership	LGF - £3.3m S106 - £1.7m	None	CEC Highways/Local Enterprise Partnership	Assumes any land requirements are available for the scheme. Some developer contributions agreed.
2	Earle Street from Grand Junction Way to Vernon Way – corridor improvements	Crewe	Concept Design	To be confirmed	£12m	CIL	None	£12m	CEC Highways	
2	A534 Nantwich Road corridor improvements	Crewe	Detailed design	To be confirmed – linked to development	£600,000	S106, Local Transport Plan, CIL	£100,000 Local Transport Plan, around £450,000 developer linked to S106	£50,000	CEC Highways	Developer contributions contingent on outcome of Appeal decisions, conditions of S106.
1	North West Crewe Strategy	Crewe	Concept Design	To be confirmed	£18.7m	LGF Bid, S106	None	£18.7m	CEC Highways	Linked to A530/Flowers Lane and Smithy Lane junction improvements, realignment between Flowers Lane and Pyms Lane,

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
1	Improvements to the A5020 Weston Gate Roundabout	Crewe	Concept design	To be confirmed – linked to development of Basford East	£2.5m	S106, Local Transport Plan, CIL	None	£2.5m	CEC Highways	
1	A537 Adams Hill junction improvements	Knutsford	Concept design	To be confirmed – linked to development	£400,000	S106, Local Transport Plan, CIL	None	£400,000	CEC Highways	
2	A50 between junction with A5033 and junction with Adams Hill - widening	Knutsford	Concept design	To be confirmed – linked to development	£1.5m	Funded by development, CIL	None	£1.5m	CEC Highways	
2	A5033/A50 roundabout junction improvements	Knutsford	Concept design	To be confirmed – linked to development		Funded by development, CIL	None		CEC Highways	
2	Mobberley Road/Parkgate Lane junction improvements	Knutsford	Concept design	To be confirmed – linked to development	£400,000	Funded by development	None	£400,000	CEC Highways	
1	Brook Street/Hollow Lane junction improvements	Knutsford	Concept design	To be confirmed – linked to development	£400,000	Funded by development	None	£400,000	CEC Highways	
2	M6 J19 improvement	Knutsford	Concept design	By 2020	To be confirmed	RIS 1 Highways England	None	To be confirmed	Highways England/CEC Highways/Local Enterprise Partnership	An upgrade is required to ensure the efficient operation of this junction.
1	Macclesfield Town Centre Movement Strategy	Macclesfield	Detail design	To be confirmed – linked to development or funding bids	£24m	CIL	None	£24m	CEC Highways	*Breakdown can be provided*
1	Middlewich Eastern Bypass	Middlewich	Detailed design	To be confirmed – linked to development	£30m	Regional Growth Fund, private sector	To be confirmed	To be confirmed	CEC	Possible revision to alignment of road required.

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
2	A54 Kinderton Street/A533 Leadsmithy Street junction improvements	Middlewich	Concept design	To be confirmed – linked to development	£400,000	S106, Local Transport Plan, CIL	S106	None	CEC Highways, developer	
2	A54/Croxton Lane junction	Middlewich	Concept design	To be confirmed – linked to development	£420,000	S106, Local Transport Plan, CIL	None	£420,000	CEC Highways	
1	Burford junction improvements, to include complementary improvements on surrounding network	Nantwich	Concept design	To be confirmed – linked to development and/or funding bid	£2.5m	Developer Funding, Local Enterprise Partnership Funding, CIL	S106	£500,000	CEC Highways	Developer contributions secured – contingent on development happening.
1	Alvaston roundabout junction improvements	Nantwich	Concept design	To be confirmed – linked to development	£1.6m	Developer Funding, Local Enterprise Partnership Funding, CIL	S106	£150,000	CEC Highways	Developer contributions secured – contingent on development happening.
1	Peacock roundabout junction improvements	Nantwich	Concept design	To be confirmed – linked to development	£750,000	Developer Funding, Local Enterprise Partnership Funding, CIL	S106	£100,000	CEC Highways	Developer contributions secured – contingent on development happening.
2	Peter Destaplegh Way/Audlem Road junction improvements	Nantwich	Concept	To be confirmed – linked to development	£750,000	CIL, S106	None	£750,000	CEC Highways	
2	Between Taylor Drive and Edmund Wright Way – provision of missing link for traffic	Nantwich	Detailed design	To be confirmed – linked to development	£235,000	Developer funding	S106 secured	None	CEC Highways	
2	Welsh Row/Waterlode junction improvements	Nantwich	Concept design	To be confirmed – linked to development	£150,000	S106, Local Transport Plan, CIL	S106	None	CEC Highways	
2	London Road crossroads improvements	Nantwich	Concept design	To be confirmed – linked to development	£250,000	S106, Local Transport Plan, CIL	None	£250,000	CEC Highways	

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
1	Poynton Relief Road – between London Road South (A523) and the A555 (proposed SEMMMS)	Poynton	Pre-Planning	Construction Early 2018 – Mid 2019	£32.0m	Local Enterprise Partnership, Developer funding, Single Local Growth Fund	LGF - £22m Greater Manchester - £2m	£8.0m	CEC Highways	
1	A534 Old Mill Road/The Hill junction and Old Mill Road/Middlewich Road junction improvements	Sandbach	Initial design	To be confirmed – linked to development	£1.5m	CIL, S106/S278	£1.5m	Nil	CEC Highways	
2	A534 Old Mill Road/Congleton Road junction improvements	Sandbach	Initial design	To be confirmed – linked to development	£200,000	S106	£200,000	Nil	CEC Highways	
1	A6 Disley Corridor improvements	Disley	Detail Design	By opening on A6 MARR scheme – Summer 2017	£1.0m	A6 MARR project	£1.0m	Nil	CEC Highways	
1	Handforth Traffic Management Measures	Handforth	Initial Design	By opening on A6 MARR scheme – Summer 2017	£0.5m	A6 MARR project	£0.5m	Nil	CEC Highways	
1	New junction on the A555 and spur road to the A34	Wilmslow-Handforth	Concept	To be confirmed – linked to development of Growth Village	Site specific infrastructure	CIL, S106	None	To be confirmed	CEC Highways	
1	A34/A538 West junction improvements	Wilmslow	Concept	Linked to rate of development	£1.5m	CIL, S106	None	£1.5m	CEC Highways	Linked to wider SEMMMS area study
2	A34/Dean Row Road Link junction improvements	Wilmslow	Concept	Linked to rate of development	£500,000	CIL, S106	None	£500,000	CEC Highways	
2	A34/A538 Prestbury Road junction improvements	Wilmslow	Concept	Linked to rate of development	£2.0m	CIL, S106	None	£2.0m	CEC Highways	
1	A34/Alderley Road/Wilmslow Road	Wilmslow	Concept	Linked to rate of development	£3.5 m	CIL, S106	None	£3.5m	CEC Highways	

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
Public transport										
2	Additional car parking at Crewe Railway Station and wider enhancement scheme to align with strategic vision for the Station, including HS2 services.	Crewe	Concept	Staged development over the Local Plan period	To be confirmed	Network Rail, HS2, CIL, S106	None	To be confirmed	CEC	
3	Reopening of Middlewich Railway Station	Middlewich	GRIP Stage 2 assessment needed	To be confirmed	About £3m plus revenue support for 3 years post opening	To be confirmed	To be confirmed	To be confirmed	CEC, Network Rail	
3	Level Crossing Control Improvements	Nantwich	Concept	To be confirmed – linked to Network Rail Level Crossing improvement programme	To be confirmed	Network Rail	To be confirmed	To be confirmed	Network Rail	
2	Improve disabled access and provide parking and drop off facilities at Handforth Railway Station	Wilmslow Handforth	Concept	To be confirmed – linked to development	To be confirmed	LSTF/S106/ CIL	None	To be confirmed	To be confirmed	
1	Crewe Bus Station facilities relocation	Crewe	Concept	2016	£3.3m	To be confirmed	To be confirmed	To be confirmed	CEC, Bus operators	
Walking and cycling infrastructure										
3	Alsager town centre pedestrian improvements	Alsager	Concept Design	To be confirmed	£2m	To be confirmed	None	£2m	CEC	
3	Improved access to the Salt Line Country Park	Alsager	Concept	To be confirmed	£60,000	Town Partnerships, Sustrans, external grants	To be confirmed	£60,000	CEC	Will provide better sustainable links towards Sandbach and Wheelock by way of the Wheelock Rail Trail.
3	Macclesfield Canal towpath improvements	Congleton	Part delivered, part concept	To be confirmed	£400,000	Canal and River Trust, CIL, S106, external grants	£21,500k spent in relation to the following scheme	£400,000	CEC, Canal and River Trust	

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
3	Macclesfield Canal towpath improvements	Macclesfield	Concept	To be confirmed	£500,000	Canal and River Trust, CIL, S106, external grants	None	£500,000	CEC, Canal and River Trust	
3	Improve walking and cycling links between Tytherington and Macclesfield town centre	Macclesfield	Concept	To be confirmed – linked to development	£107,000	CIL, S106	None	£107,000	CEC	
3	Shropshire Union Canal through Middlewich and Trent and Mersey Canal towards Sandbach towpath improvements	Middlewich	Concept	To be confirmed	£165,000	Canal and River Trust, CIL, S106, external grants	None	£165,000	CEC, Canal and River Trust	Improvements to the towpath of the Shropshire Union Canal have been delivered
3	Brooks Lane to Midpoint 18 footpath and cycle link	Middlewich	Concept design	To be confirmed – linked to development	£85,000	CIL, S106	Planning condition, and £38,800 s106	£46,200	CEC	
3	Cycle link from Reaseheath area to the Connect2 Crewe to Nantwich Greenway	Nantwich	Concept	To be confirmed – linked to development	£750,000	CIL, S106 External grants	None	£750,000	CEC	Included in Growth Fund bid
3	Trent and Mersey Canal towpath improvements	Sandbach	Part initial design, part concept	Part 2016/17, part to be confirmed	£400,000	Canal and River Trust, CIL, S106, external grants	£125k secured through s106 for section in Elworth	£275,000	CEC, Canal and River Trust	
3	Crossing of the A534 for the Wheelock Rail Trail	Sandbach	Concept	To be confirmed	£500,000	To be confirmed	None	£500,000	CEC	
2	Completion of the Wilmslow-Manchester Airport A538 Altrincham Road cycle route	Wilmslow	Initial design	Initiation 2016	£300,000	LTP	S106	£50,000	CEC	
2	Leighton/North West Crewe Greenway extensions	Crewe	Concept design	To be confirmed	£2m	CIL, S106	None	£2m	CEC	
2	Royal London links to railway station	Wilmslow	Concept	To be confirmed	£300,000	CIL, S106, external grant	None	£300,000	CEC	Included in Growth Fund bid
2	Congleton Masterplan River Dane pedestrian / cyclist bridge	Congleton	Concept	To be confirmed	£500,000	CIL, S106	None	£500,000	CEC	

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
Total transport funding gap of costed schemes								£230,450,000 to £308,422,000 ¹¹		
Energy ¹²										
	Likely network reinforcement 1x500kVA substation for housing development.	CS 1: Basford East, Crewe	None	2yrs from application	£80,000 to £100,000	Developer	None	£80,000 to £100,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Network reinforcement will be required for level of employment development		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Likely network reinforcement 1x500kVA substation	CS 3: Leighton West, Crewe	None	2yrs from application	£80,000 to £100,000	Developer	None	£80,000 to £100,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.

¹¹ The lower figure is the total for priority 1 projects only, the higher figure is made up of all projects

¹² Information only available for the period 2015 to 2020 from SP Manweb

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
	Small network reinforcement may be required for the level of employment development, dependent on type and analysis at time		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Network reinforcement may be required for the level of retail development, dependent on type and analysis at time		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Possible network reinforcement 1x500kVA substation	CS 13: Former Manchester Metropolitan University Campus, Alsager	None	2yrs from application	£80,000 to £100,000	Developer	None	£80,000 to £100,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Rural network that will require further investment before any additional capacity can be made available for retail development		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Network reinforcement needed 2x500kVA substation	CS 12: Twyfords and Cardway, Alsager	None	2yrs from application	£150,000 to £180,000	Developer	None	£150,000 to £180,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
	Rural network that will require further investment before any additional capacity can be made available for retail development		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Small network reinforcement may be required for the level of employment development, dependent on type and analysis at time	CS 14: Radway Green Brownfield, Alsager	None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Network reinforcement may be required for the level of employment development, dependent on type and analysis at time	CS 15: Radway Green Extension, Alsager	None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Rural network so investment in protection required before any significant employment development can take place	CS 18: North West Knutsford	None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. ENWL?
	Rural network that will require further investment before any additional capacity can be made available for retail development		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. ENWL?

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
	Possible network reinforcement 1x500kVA substation	CS 19: Parkgate Extension, Knutsford	None	2yrs from application	£80,000 to £100,000	Developer	None	£80,000 to £100,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. ENWL?
	Rural network so investment in protection required before any significant employment development can take place		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. ENWL?
	Likely network reinforcement 1x500kVA substation	CS 20: Glebe Farm, Middlewich	None	2yrs from application	£80,000 to £100,000	Developer	None	£80,000 to £100,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Significant reinforcement required before any additional capacity is available for retail.	SL 9: Brooks Lane, Middlewich	None	2yrs from application	To be confirmed	Developer and potentially SP Manweb	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. Further network analysis is required at the time to determine detail.

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
	Significant reinforcement required before any additional capacity is available for retail.	SL 10: Midpoint 18 Extension, Middlewich	None	2yrs from application	To be confirmed	Developer and potentially SP Manweb	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. Further network analysis is required at the time to determine detail.
	Network reinforcement needed 2x500kVA substation	CS 21: Kingsley Fields, Nantwich	None	2yrs from application	£150,000 to £180,000	Developer	None	£150,000 to £180,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Area will require reinforcement before further capacity available for employment and retail		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. Further detail of type of load required.
	Possible network reinforcement 1x500kVA substation	CS 22: Stapeley Water Gardens, Nantwich	None	2yrs from application	£80,000 to £100,000	Developer	None	£80,000 to £100,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
	Network reinforcement needed 2x500kVA substation	CS 24: Land adjacent to J17 of M6, south east of Congleton Road, Sandbach	None	2yrs from application	£150,000 to £180,000	Developer	None	£150,000 to £180,000	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Significant reinforcement required before any additional capacity available for employment development		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. Further detail required to combine into ED1 plans
	Heavily loaded circuit will require significant investment prior to any additional capacity being made available		None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb.
	Significant reinforcement required before any additional capacity available for employment development	CS 28: Wardle Employment Improvement Area	None	2yrs from application	To be confirmed	Developer	None	To be confirmed	Developer	Requirement dependent on required demand, phased completion and short term supply options to be investigated with SP Manweb. Further detail required to combine into ED1 plans
	Crewe gas network	To be confirmed	None	To be confirmed	To be confirmed	Developer	n/a	n/a	Developer	Detailed quotations to be prepared following applications to NG

Priority (1 = highest) ¹⁰	Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
	Congleton gas network	To be confirmed	None	To be confirmed	To be confirmed	Developer	n/a	n/a	Developer	Detailed quotations to be prepared following applications to NG
Total energy funding gap of costed schemes								£930,000 to £1,140,000 ¹³		
Water										
	Wastewater Treatment Work Update	Alsager	Programmed	2015 to 2020	The cost has not been disclosed	United Utilities	Undisclosed	None envisaged	United Utilities	The upgrade will provide sufficient capacity for well beyond the Local Plan period.
	Wastewater Treatment Work Update	Sandbach	Programmed	2015 to 2020	The cost has not been disclosed	United Utilities	Undisclosed	None envisaged	United Utilities	The upgrade will provide sufficient capacity for well beyond the Local Plan period.
	River Lily and associated catchment flood risk study and appraisal	Knutsford	Programmed	To be confirmed	About £15,000 for the study	Flood Defence Grant in Aid and Local Levy via the EA and Regional Flood and Coastal Committee, developer contributions	To be confirmed	£15,000	CEC as Lead Local Flood Authority	CEC as the Lead Local Flood Authority is making a bid for funding. However at this time it is unlikely that funding will be secured by way of this mechanism.
Total water funding gap of costed schemes								£15,000		

6.36 The total funding gap for physical infrastructure is about £198,835,000 to £283,692,000.

¹³ Range is formed by totalising the lower figures quoted for each project and the higher figures.

Social

Education

- 6.37 As the Strategic Commissioner of School Places, the Local Authority has a statutory duty to review the need for school places in its area and to establish future demand.
- 6.38 In Cheshire East there are 124 publicly funded mainstream primary schools and 23 mainstream secondary schools. The different types of schools include community and voluntary controlled schools, foundation and voluntary aided schools and academies.

Type of school	Primary	Secondary
Academies	34	14
Community schools	51	4
Foundation schools	4	2
Free school	-	1
Studio school (14-19)	-	1
University Technical College (14-19) due to open in September 2016	-	1
Voluntary aided schools	24	-
Voluntary controlled schools	11	-
Total	124	23

(November 2015)

- 6.39 All schools are required to contribute to an annual survey of the number of pupils on roll. This school census data is compared to school capacity to identify any surplus or deficit in capacity. This data is assessed by the Department for Education to determine the level of Capital funding allocated to local authorities. This Basic Need Programme provides funding for education which can then be spent on school enlargement projects intended to meet demographic changes.
- 6.40 The Basic Need Programme is not intended to be used to meet housing development generated capacity requirements. Where new places are needed because of housing growth, it is expected that a contribution to the capital costs will be made by developers. A pupil yield formula is applied to new housing development to identify capacity need. This formula produces an estimate for 1000 houses of 190 primary aged pupils and 150 secondary aged pupils. If there is insufficient spare capacity in nearby existing schools to accommodate the levels of development generated growth, additional capacity

would be required, which can include additional classrooms built onto existing schools or a new school.

- 6.41 It has been assumed that any new development comprising of more than 1000 new dwellings will yield a sufficient number of primary aged pupils to warrant a new school. In every case, an assessment of the capacity of the existing schools in the area of the development and their potential to expand will be assessed at the time of application.
- 6.42 When seeking to enlarge existing accommodation, proposers must adhere to Department for Education (School Premises Regulations 2012), and this can limit the extent to which existing accommodation can be enlarged.
- 6.43 The assessments undertaken in the (primary and secondary infrastructure delivery schedules) are based on the estimated pupil yields for the planned developments and do not take into account the forecast pupil numbers for the related pupil place planning areas. In every case, pupil forecasts will be taken into account at the time of the application together with an assessment of the capacity of the existing schools in the area of the development and their potential to expand.
- 6.44 Pupil forecasts are produced annually for a five year period for primary and seven year period for secondary. These forecasts provide an indication of the capacity need in future years at planning area level by comparing existing school capacity and forecast pupil numbers. The latest forecasts have been produced using the October 2014 school census data. Approved housing developments, which have been included in these forecasts, are those approved as at 15 April 2015.
- 6.45 The information below provides an indication of the potential future need required to mitigate the impact of new development. Each area is shown as high, medium or low risk. High risk denotes the need to expand capacity taking into account current forecasts; medium risk indicates a potential need to increase capacity; and low risk denotes sufficient surplus capacity to meet potential need in the future.
- 6.46 When assessing the impact on secondary school places in each settlement area, reference is to years 7-11 only.

Crewe Settlement (includes Shavington school place planning area)

Primary

- 6.47 Crewe is forecast to have a shortfall in pupil places from 2016 based on demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 484 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan of 1273 will therefore present a high risk for the Local Authority.

Secondary

- 6.48 Crewe is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 362 pupil places, which current forecasts indicate can be accommodated. The total estimated pupil yield from the approved sites and sites contained within this plan of 1003 will therefore present a low risk for the Local Authority.

Macclesfield Settlement (includes Bollington school place planning area)

Primary

- 6.49 Macclesfield is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 137 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 679 will therefore present a high risk for the Local Authority.

Secondary

- 6.50 Macclesfield is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 108 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 536 will therefore present a high risk for the Local Authority.

Alsager Settlement

Primary

- 6.51 Alsager is forecast to have a shortfall in pupil places from 2016 based on demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 150 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 315 will therefore present a high risk for the Local Authority.

Secondary

- 6.52 Alsager is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 108 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 244 will therefore present a high risk.

Congleton Settlement

Primary

- 6.53 Congleton is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 170 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 621 will therefore present a high risk.

Secondary

- 6.54 Congleton is forecasted to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 199 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 561 will therefore present a high risk.

Knutsford Settlement

Primary

- 6.55 Knutsford is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 39 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 203 will therefore present a medium risk.

Secondary

- 6.56 Knutsford is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 28 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 160 will therefore present a low risk.

Middlewich Settlement

Primary

- 6.57 Middlewich is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 91 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 338 will therefore present a high risk.

Secondary

- 6.58 Middlewich is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 73 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 267 will therefore present a high risk.

Nantwich Settlement

Primary

- 6.59 Nantwich is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 150 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 423 will therefore present a high risk.

Secondary

- 6.60 Nantwich is forecast to have a shortfall in places from 2019 to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 108 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 312 will therefore present a high risk.

Sandbach Settlement

Primary

- 6.61 Sandbach is forecast to have sufficient places to meet the demand for demographic need places. Approved housing developments in this area have been estimated at generating demand for an additional 470 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 570 will therefore present a high risk.

Secondary

- 6.62 Sandbach is forecast to have a shortfall in places from 2017 to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 356 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 437 will therefore present a high risk.

Wilmslow Settlement

Primary

6.63 Wilmslow is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 40 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 885 will therefore present a high risk.

Secondary

- 6.64 Wilmslow is forecast to have a shortfall in places from 2015 to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 29 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 706 will therefore present a high risk.

Poynton Settlement

Primary

- 6.65 Poynton is forecast to have sufficient places to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 22 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 95 will therefore present a low risk.

Secondary

- 6.66 Poynton is forecast to have a shortfall in places from 2017 to meet the demand for demographic need. Approved housing developments in this area have been estimated at generating demand for an additional 16 pupil places. The total estimated pupil yield from the approved sites and sites contained within this plan for this settlement area of 91 will therefore present a high risk.

Health

- 6.67 The New Health Organisations became fully operative with effect from 1st April 2013. The Health Commissioning Bodies, NHS England – North (Cheshire & Merseyside) and the Clinical Commissioning Groups (NHS South Cheshire CCG, & NHS Eastern Cheshire CCG) will work collaboratively to develop strategies for the provision of healthcare across the area that reflects national strategic agendas, local priorities and patient needs. In addition, as part of the health reforms of 2013, NHS Property Services (NHSPS) was formed. They manage, maintain and improve 3,500 properties, working with NHS organisations to create safe, efficient, sustainable and modern healthcare and working environments. NHSPS are committed to work closely with CCG's and local authorities to assist in the development of the public estate to meet the needs of current and future populations.
- 6.68 The main strategy for the NHS is the “NHS Five Year Forward View” that was published in October 2014. . In the NHS Five Year Forward View, a clear commitment was made to dramatically improve population health, and integrate health and care services, as new places are built and take shape. This commitment recognised the nationally stated need to build over 200,000 more homes in England every year. The Forward View outlined how the Healthy New Towns Initiative could help to shape and rethink how health and care services can be delivered to improve health, wellbeing and independence of communities through the built environment.
- 6.69 Whilst Cheshire East was not one of the 10 demonstrator sites for this initiative, the concept of the pilots could be adopted into future housing plans for this area. The main points covered:

- Good urban and housing design promotes healthy lifestyles and can help prevent illness;
- To develop new and more effective ways of shaping new towns, neighbourhoods and strong communities;
- Keep older people independent and healthy, supported by the latest technology to live in their own homes rather than care homes;
- New developments will also focus on the opportunity to radically re-shape health and care services.

6.70 In conjunction with the healthy town initiative, there are a number of Strategic Planning Priorities for Health, both nationally, and regionally. These include:

- Better access to Cancer Services, Mental Health and Learning Disability Services
- Tackling Obesity and Diabetes
- Transforming Care and closing the quality gap
- Strengthening Primary Care Services
- Faster access to Emergency & Urgent Care and Elective Care
- Creating new models of care and the way that these are commissioned in the future.

6.71 These emerging strategies will be integrated to encompass the direction of travel for Primary and Community Care, through alternative models of care and take into account the provision of Mental Health, Secondary Care and Social Services as appropriate, supported, where possible by Public Health priorities, and how this future of healthcare will impact on existing and the future health estate, especially with the emphasis on self-care and care closer to or within homes.

6.72 Emphasis must also be placed on the profile of the population, both currently and for the future. At the last census in 2014, there was a population of 373,000 in the Cheshire East Area. Estimates for the next 10 years show a potential increase of 7% (to 399,000) with the estimate for the next 25 years potentially being 15% increase (to 429,000). In addition, there will be an increase in the percentage of people over 60 years of age. This reflects the national picture in terms of an ageing population, with it being projected that older households will represent half of all household growth by 2026. As such, we must plan for population ageing and support the development of houses that are future proofed to be able to adapt and meet the differing needs of its occupants throughout the life course.

6.73 Having taken account of the development proposed in the Local Plan Strategy, the impact of the proposed housing site allocations is an increase of circa 35,000 people across Cheshire East. An increase in population due to housing growth across Cheshire East and an increase in an ageing population will contribute to a significant impact on the available resources for, type and model of delivery for health and care services. This will result in a very significant increase in demand on health and care services that cannot be accommodated within existing health and care infrastructure, for both Primary Care (GP Practices, and Community Health Services) and Secondary Care

(Acute Hospital Services) but also on Mental Health, Specialised Services and social care delivery. The Healthcare System is currently at capacity, and these increases in population will require additional support and investment if high quality healthcare is to be maintained, and developed to meet the needs of our population. In addition, developments on unallocated sites will further impact on health infrastructure and additional reactive proposals will likely need to emerge in response to ad hoc development proposals.

- 6.74 Another key pressure will be on the current and future workforce of the NHS, which like the general population also has an ageing profile. There is a current shortage of GP's, and nationally there is a drive to recruit an extra 5,000 GP's and another extra 5,000 clinical and non-clinical staff (including pharmacists) to tackle the increases in population and retirement of existing staff from the workforce. Local workforce statistics show a large percentage of the existing nursing and GP workforce approaching retirement age within the next 5 – 10 years. Whilst there are national and local strategies to recruit and train new staff to address future projected shortages, local housing strategies must also support these recruitment and training strategies by ensuring affordable housing is available to key workers to encourage and enable staff to work in health and care across Cheshire East.
- 6.75 There are two large hospital providers whose main bases are in Leighton (Crewe) and in Macclesfield. These hospitals are now at an age whereby the maintenance costs are significant, and they will require investment to accommodate the increases in local population. Both providers also operate out of numerous facilities within the communities of Cheshire East. There are 53 GP Practices delivering primary care services across Cheshire East housed in 46 individual premises. Across Cheshire East the health estate is varied in terms age, type, location and co-location/integration with other public services, and this estate will need a significant investment programme if it is to keep pace with the population increases and other pressures to maintain a high quality healthcare service for now and the future.
- 6.76 Both CCGs, working with the Council and providers of health services, have also developed far reaching transformation programmes (Caring Together in Eastern Cheshire, Connecting Care in South Cheshire) to enable the delivery of health and care services in Cheshire East for an ageing and changing population. Both programmes outline the importance of the development of, utilisation of and integration of health (primary, secondary, mental health) and social care facilities in the delivery of the transformation programmes.
- 6.77 The Local Plan Strategy proposals will be embedded in the "Baseline Needs Assessment" of the emerging delivery plans of the Transformation programmes to identify the means by which the additional health infrastructure - necessary as a consequence of the Local Plan housing proposals - will be delivered and procured.
- 6.78 The implementation of these plans will take some time to develop, and the delivery of these plans will be influenced by the Local Plan, recognising housing developments and consequent population shifts that will,

or are likely to, happen. With any significant increase in population there will be a need to increase the capacity of health services, which may include the development of new builds in areas of significant housing growth and where existing facilities do not have the capacity to expand and meet demand. Once approved, health infrastructure developments typically take from two to three years from inception to completion for small to medium projects and longer for large developments involving service and public consultations and funding approvals. The cost impact of additional health infrastructure will be a combination of non-recurrent capital and recurrent costs determined by the means of delivering the infrastructure. The impact of recurrent infrastructure costs to the NHS is very significant and this is recognised in the emerging health infrastructure strategies and delivery plans.

- 6.79 Across Cheshire East there are a number of small infrastructure developments to existing NHS estates, all of which have been planned to address pre-existing requirements to meet demand or meet best practice standards for care delivery, and are not related to or are substantial enough to meet any additional health care capacity needs arising from the housing developments proposed in the Local Plan Strategy. There also a number of long standing inherited projects which are subject to business case and funding.
- 6.80 During 2016 the CCGs have worked closely with NHSPS to establish individual CCG Estates Strategy that will help to consolidate the vision of the delivery of primary care for the future. Within the emerging CCG Estates Strategies a schedule of capital projects will be identified.

Community facilities

Cemeteries/crematoria

- 6.81 There are 11 cemeteries in the Borough that are cared for by Cheshire East Council and two crematoria in Crewe and Macclesfield. The replacement of the Crewe cremators was completed in January 2014. There are potential capacity issues with some of the cemeteries in the Borough; however this is not thought to be strategic and may be included as a requirement for the development of individual sites through the planning application process.

Libraries

- 6.82 Local Authorities have a duty under the 1964 Public Libraries and Museums Act to provide a comprehensive and efficient library service to all who live, work or study in the area. Libraries serve valuable roles for local communities, acting not only as repositories for literature and reference materials, but providing community spaces and offering public internet access.
- 6.83 Having taken account of the development proposed in the Local Plan Strategy there are capacity issues identified; however Cheshire East Council aims to make better use of assets through reducing the cost of the library and asset burden through, for example, relocating libraries to community buildings and for libraries to be handed over to and run by the community (community libraries). There is also a move away from the 'one size fits all' approach with

a library survey being undertaken to find out how the libraries are used. These changes to library provision are not directly related to new housing provision and will not require developer contributions. However increased housing growth is likely to result in a welcome increase in library usage.

Recreation and sporting facilities

- 6.84 The provision of public outdoor and indoor sports facilities is a discretionary service provided by the Council, but one that is highly valued by local communities. Sports facilities provide a vital opportunity for residents to engage in physical activity and they therefore play a key role in maintaining and improving the health of the public generally.
- 6.85 Private/commercial provision exists throughout most of the Borough along with various other facilities operated by voluntary and charitable organisations; however this provision does not necessarily cater for a variety of sports for the whole community, unlike the Council provision that is now delivered by a community leisure trust.
- 6.86 There are a number of formal joint use agreements with the schools. These can cause issues when looking to expand facilities due to the restriction on times available to the public due to school use.
- 6.87 Specific policies in the Local Plan Strategy refer to sport and recreation. Policies SC1 and SC2 seek to protect and enhance existing leisure and recreational facilities; promote the provision of better new facilities; and aim to ensure facilities are appropriately located and serve the needs and demands of local communities. The Policies also recognise the contributions other developments (such as housing) can make to providing new and improved leisure and recreation facilities. Policy SE6 ties in the protection and new provision of sports playing fields and other open recreational spaces with their value as part of the Green Infrastructure network.
- 6.88 The contents of this Infrastructure Delivery Plan reflect the emerging findings of the Council's Playing Pitch Strategy and Indoor Sports Strategy/Facilities Statement for indoor sports and leisure provision. The projects referred to below and in the Schedule starting on page 73 cover the required *additional and improved* provision needed to address existing deficiencies and increased demands associated with a growing population. The projects *do not* include any *replacement* of provision that may be lost through sites being redeveloped for other uses. These latter requirements are dealt with separately as part of the planning application determination process.
- 6.89 The sports requirements of larger residential developments will be ascertained through a Sports Needs Assessment. When new additional active recreational facilities are needed either as part of new housing developments or to address existing shortfalls such provision is often most sustainably delivered within local communities in the form of 'sports and recreation hubs'. Typically these hubs comprise a building with changing rooms and a multi-purpose health and

fitness space sited alongside high quality playing fields that are accessibly located for the people they are to serve.

6.90 Having taken account of the development proposed in the Local Plan Strategy the capacity issues are as follows:

- In Alsager:
 - The Council will look to retain the existing leisure facilities and swimming pool but enhance and improve them in the future by negotiating capital contributions from any future planning applications.
 - This additional funding would be used to enhance and add additional capacity particularly in respect of the gym and the health and fitness offer.
- In Congleton
 - The Leisure Centre is now outdated..
 - It requires significant investment for modernisation and upgrading. The existing site is well located however there is room for limited redevelopment.
 - There is a need for a sports and recreation hub associated with the proposed housing on the north side of the town with scope for this at the Back Lane Playing Fields.
- In Crewe:
 - A project to provide a new replacement pool as part of the single integrated Lifestyle Centre has now been implemented.
 - .
 - In the south and north west (the Leighton area) of the town active leisure needs arising from new housing developments would most appropriately be met through the provision of sports and recreation hubs.
- In Handforth:
 - The North Cheshire Growth Village proposal would need to contribute to/directly provide a sports and recreation hub of a scale that takes into account the existing private leisure facilities immediately adjacent to the site.
- In Holmes Chapel:
 - Emerging plans for further housing development and population growth could be met by improving the existing indoor and outdoor dry sports facilities available.
- In Knutsford:
 - The Leisure Centre is now in need of further investment and refurbishment and the lack of sufficient capacity to meet growing educational and community demands, and in particular the small swimming pool, needs to be addressed.

- The current layout of the indoor facilities, and in particular the swimming pool, is constrained, which will make the development of further capacity at the site more difficult than similar facilities elsewhere.
- There is a lack of sustainable access to grass and artificial playing pitches.
- In Macclesfield:
 - Some further modest investment in the existing Leisure Centre and athletics stadium would re-shape and enhance the offer and capacity available there to meet growing needs for this side of the town as part of the 'leisure corridor' involving the Leisure Centre, Fallibroome High School and the Rugby Club.
 - Further consideration needs to be given to the possibilities for developing extra dry leisure provision for the south and east of the town.
- In Middlewich:
 - The lack of any swimming pool in the town places additional pressure on the nearest alternative swimming (and small) pool at Sandbach and on the pool provided by Cheshire West and Chester Council at Winsford.
 - The scale of proposed housing in the town will compound the demonstrated under-provision of the local health and fitness offer and land at Sutton Lane provides an opportunity to address this through a sports and recreation hub.
- In Nantwich:
 - Whilst the recent investment has significantly improved the quality of the facilities available and the capacity of the venue for health and fitness programmes, future demand pressures from developments in and around the town would continue to affect the limited indoor swimming capacity, particularly when the outdoor pool is not available.
 - A scheme has been proposed in the past involving the provision of a retractable roof system designed to bring the outdoor pool into all year round use, and therefore increase available water space and swimmer capacity, whilst retaining the unique nature and attraction of outdoor swimming during the summer months and when the weather is favourable.
- In Poynton:
 - The existing leisure centre provision is in need of an improved health and fitness offer.
 - The dry facilities would benefit from improved outdoor sports facility provision such as a floodlit 3G pitch shared with the High School.

- In Sandbach:
 - Plans for further housing and population growth in and around the town would mean that there is a case for further investment and the development of an improved health and fitness offer at the Leisure Centre
- In Shavington:
 - The artificial floodlit pitch will need refurbishment and upgrading to 3G in the next 2 to 3 years.
- In Wilmslow:
 - Although key areas of the Leisure Centre need further refurbishment and modernisation in the main, the capacity of the current facilities provided by the Centre are adequate to meet local demand other than at very peak times.

Social Infrastructure Delivery Schedule

6.91 The Infrastructure Delivery Schedule in Table 5 identifies the particular schemes that aim to address the capacity issues identified for social infrastructure.

Table 5: Social Infrastructure Delivery Schedule

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
Education									
Contributions for expansion of local schools – equates to: 2 primary classrooms 2 secondary classrooms	SL 1: Central Crewe	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,077 £500,000 - £980,561	S106/CIL	£30,000	£620,007 £980,561	Cheshire East Children's Services/School Organisation	Planning permission for 119 dwellings
New one form entry primary school 5 secondary classrooms	CS 1: Basford East, Crewe	To be confirmed	For a new school, this would normally be on site at the point when 250 to 300 houses have been completed. For an expansion, normally, within 2 years from the commencement of the development.	£3.2m £1.25m - £2,451,404	S106/CIL	None	£3.2m £2,451,404	Cheshire East Children's Services/School Organisation	Two planning applications submitted for up to 815 dwellings - £2.5m sought through s106
Contributions for expansion of local schools – equates to: 3 primary classrooms 2 secondary classrooms	CS 2: Basford West, Crewe	To be confirmed	Normally within 2 years from commencement of development.	£750,000 - £976,166 £500,000 - £980,561	S106/CIL	£725,000	£251,166 £980,561	Cheshire East Children's Services/School Organisation	Planning permission for 370 dwellings
Contributions for expansion of local schools – equates to: 6 primary classrooms 4 secondary classrooms	CS 3: Leighton West, Crewe	To be confirmed	For a new school, this would normally be on site at the point when 250 to 300 houses have been completed. For an expansion,	£1,500,000 - £1,952,332 £1m - £1,961,123	S106/CIL	£398,990	£1,553,342 £1,961,123	Cheshire East Children's Services/School Organisation	S160 monies already secured from Parkers Road Development.

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
			normally, within 2 years from the commencement of the development.						
Contributions for expansion of local schools – equates to: 4 primary classrooms 3 secondary classrooms	CS 38: Leighton, Crewe	Contribution towards the new primary on the Leighton West site plus proportionate share of the cost of the land for the school.	Normally within 2 years from commencement of development.	£1m - £1,287,252 £750,000 - £1,470,842	S106/CIL	None	£1,287,252 £1,470,842	Cheshire East Children's Services/School Organisation	
Contributions for the expansion of local schools – equates to: 1 primary classroom 1 secondary classroom	CS 4: Crewe Green	To be confirmed	Normally within 2 years from commencement of development.	£250,000 - £325,389 £250,000 - £490,281	S106/CIL	None	£325,389 £490,281	Cheshire East Children's Services/School Organisation	
Contributions for the expansion of local schools – equates to: 2 primary classrooms 1 secondary classroom	CS 5: Sydney Road, Crewe	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £250,000 - £490,281	S106/CIL	None	£650,777 £490,281	Cheshire East Children's Services/School Organisation	Planning application submitted for up to 240 dwellings – £500,000 sought through s106
Contributions for the expansion of local schools – equates to: 2 primary classrooms 1.5 secondary classrooms	CS 5: Sydney Road (extension), Crewe	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £325,000 - £735,421	S106/CIL	None	£650,777 £735,421	Cheshire East Children's Services/School Organisation	Planning application submitted for 275 dwellings - £550,000 sought through s106
Contributions for the expansion of local	CS 6: The Shavington/ Wybunbury	To be confirmed	Normally within 2 years from commencement					Cheshire East Children's Services/School	Planning permission for 400 dwellings

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
schools – equates to: 3 primary classrooms 3 secondary classrooms	Triangle		of development.	£750,000 - £976,166 £750,000 - £1470842	S106/CIL	£705,000	£271,166 £1,470,842	Organisation	
Contributions for the expansion of local schools – equates to: 2 primary classrooms 2 secondary classrooms	CS 7: East Shavington	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £500,000 - £980,561	S106/CIL	£550,000	£100,777 £980,561	Cheshire East Children's Services/School Organisation	
Contributions for the expansion of local schools – equates to: 2 primary classrooms 1 secondary classroom	CS 39: Broughton Road (Part of), Crewe	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £250,000 - £490,281	S106/CIL	None	£650,777 £490,281	Cheshire East Children's Services/School Organisation	Two planning applications submitted for 177 dwellings – contributions
Contributions towards: new one form entry primary school on the Basford East site (see CS 1)? 4 (including 0.5 for SUB 2454) secondary classrooms	CS 37 & SUB 2454: South Cheshire Growth Village, South East Crewe	To be confirmed	For a new school, this would normally be on site at the point when 250 to 300 houses have been completed. For an expansion, normally, within 2 years from the commencement	£3.2m £1m - £1,961,123	S106/CIL	None	£3.2m £1,961,123	Cheshire East Children's Services/School Organisation	

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
			of the development.						
Contributions to expand local schools - equates to: 3.5 primary classrooms 2.5 secondary classrooms	SL 4: Central Macclesfield SL	To be confirmed	Normally within 2 years from commencement of development.	£875,000 - £1,715,982 £625,000 - ££1,225,702	s106/ CIL	None	£1,715,982 £1,225,702	Cheshire East Children's Services/School Organisation	
New one form entry primary school 6 secondary classrooms	CS 8: South Macclesfield Development Area	To be confirmed	For a new school, this would normally be on site at the point when 250 to 300 houses have been completed. For an expansion, normally, within 2 years from the commencement of the development.	£3.2m £1.5m - £2,941,684	s106/ CIL	None	£3.2m £2,941,684	Cheshire East Children's Services/School Organisation	
Contributions to expand local schools - equates to: 2 primary classrooms 1.5 secondary classrooms.	CS 9: Land East of Fence Avenue, Macclesfield	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £325,000 - £735,421	s106/CIL	None	£650,777 £735,421	Cheshire East Children's Services/School Organisation	
Contributions to expand local schools –	CS 10: Land off Congleton Road, & CS 40	To be confirmed	Normally within 2 years from commencement		s106/ CIL	None		Cheshire East Children's Services/School	Planning application submitted for 325

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
equates to: 3.5 primary classrooms 3 secondary classrooms	(SUB 2177) South West Macclesfield		of development.	£875,000 - £1,138,860 £750,000 - £1,470,842			£1,138,860 £1,470,842	Organisation	dwelling at Congleton Road
Contributions for expansion of local schools - equates to: 1.5 primary classrooms 2 Secondary classrooms	CS 11: Gaw End Lane (SUB 2357) & CS 31 Lyme Green, Macclesfield	To be confirmed	Normally within 2 years from commencement of development.	£325,000 - £488,083 £500,000 - £980,561	s106/CIL	None	£488,083 £980,561	Cheshire East Children's Services/School Organisation	
Contributions for expansion of local schools - equates to: 1 primary classroom 0.5 of a secondary classroom	CS 41: Land between Chelford Road and Whirley Road, Macclesfield	To be confirmed	Normally within 2 years from commencement of development.	£250,000 - £325,389 £125,000 - £245,140	s106/CIL	None	£325,389 £245,140	Cheshire East Children's Services/School Organisation	
Contributions for expansion of local schools - equates to: 2 primary classrooms 3 secondary classrooms	CS 12: Twyford and Cardway, Alsager	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £750,000 - £1,470,842	s106/CIL	£227,772 £277,826	£423,005 £1,193,016	Cheshire East Children's Services/School Organisation	Outline Planning permission for 335 dwellings at Twyford – No contribution was needed at the time of the application (2011)
Contributions for expansion of local schools - equates to: 2 primary classrooms 2 secondary classrooms	CS 13: Former Manchester Metropolitan University Campus, Alsager	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £500,000 - £980,561	s106/ CIL	None	£650,777 £980,561	Cheshire East Children's Services/School Organisation	Full contribution sought from submitted application
Contributions for the expansion of local schools – equates to:	CS42: White Moss Quarry, Alsager	To be confirmed	Normally within 2 years from commencement	£500,000 -	s106/ CIL	None	£650,777	Cheshire East Children's Services/School	Planning application submitted for 350

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
2 primary classrooms 2 secondary classrooms			of development.	£650,777 £500,000 - £980,561			£980,561	Organisation	dwellings - £684,000 sought through s106
Contributions for the expansion of a local school – equates to: 0.5 of a primary classroom 0.5 of a secondary classroom	SUB CS43: Radway Green North	To be confirmed	Normally within 2 years from commencement of development.	£125,000 - £162,694 £125,000 - £245,140	s106/ CIL	None	£162,694 £245,140	Cheshire East Children's Services/School Organisation	
New one form entry primary school (plus equalisation) shared between SL 6 and SL 7 5 secondary classrooms	CS 44, CS 45: Back Lane/Radnor and Congleton Business Park Extension, Congleton	To be confirmed	For a new school, this would normally be on site at the point when 250 to 300 houses have been completed. For an expansion, normally, within 2 years from the commencement of the development.	£3.2m £1.25m - £2,451,404	s106/ CIL	£165,000	3.035m £2,451,404	Cheshire East Children's Services/School Organisation	Planning permission for 180 dwellings
Contributions for expansion of local schools – equates to: 4 primary classrooms 7 secondary classrooms	CS 16, CS 17, CS46, CS47: Giantswood Lane to Manchester Road, Congleton West, Land North of Lamberts Lane, Congleton	To be confirmed	For a new school, this would normally be on site at the point when 250 to 300 houses have been completed. For an expansion, normally, within 2 years from the commencement of the development.	£1m - £1,301,555 £1.75m - £3,431,965	s106/ CIL	None	£1,301,555 £3,431,965	Cheshire East Children's Services/School Organisation	

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
Contributions for expansion of local schools - equates to: 1 primary classroom 1 secondary classroom	CS 47: Land at Tall Ash Farm, Congleton	To be confirmed	Normally within 2 years from commencement of development.	£250,000 - £325,389 £250,000 - £490,281	s106/ CIL	None	£325,389 £490,281	Cheshire East Children's Services/School Organisation	
New one form entry primary school to cover both sites? 2.5 secondary classrooms (just CS 17?)	CS16 & CS17; Manchester Road to Macclesfield Road, Congleton	To be confirmed	Normally within 2 years from commencement of development.	£3.2m £625,000 - £1,225,702	s106/ CIL	0	£3.2m	Cheshire East Children's Services/School Organisation	Planning permission for 45 dwellings Contribution being sought from current apps on Giantswood and Manc Road
Contributions for expansion of local schools - equates to: 1 classroom 1 secondary classroom	CS 25: Adlington Road, Wilmslow	To be confirmed	Normally within 2 years from commencement of development.	£250,000 - £325,389 £250,000 - £490,281	s106/ CIL	None £425,000	£325,389 £65,281	Cheshire East Children's Services/School Organisation	Planning permission for 193
Contributions for expansion of local schools - equates to: 0.5 of a primary classroom 0.5 of a secondary classroom	CS 26: Royal London, Wilmslow	To be confirmed	Normally within 2 years from commencement of development.	£125,000 - £162,694 £125,000 - £245,140	s106/ CIL	None	£162,694 £245,140	Cheshire East Children's Services/School Organisation	
New one form entry primary school 5.5 secondary classrooms	CS 35 and CS36: Land south of Prestbury Road, West of Upcast Lane/Cumber Lane, Wilmslow	To be confirmed	Normally within 2 years from commencement of development.	£3.2m £1.25m - £2,696,544	s106/ CIL	None	£3.2m £2,696,544	Cheshire East Children's Services/School Organisation	

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
Contributions for expansion of local schools - equates to: 3 primary classrooms 2.5 secondary classrooms	CS 61: Heathfield Farm, Wilmslow	To be confirmed	Normally within 2 years from commencement of development.	£750,000 - £976,166 £625,000 - £1,225,702	s106/ CIL	None	£976,166 £1,225,702	Cheshire East Children's Services/School Organisation	
Contributions for expansion of local schools - equates to: 2 primary classrooms 1 secondary classroom	CS 61: Little Stanneylands, Wilmslow	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £250,000 - £490,281	s106/ CIL	None	£650,777 £490,281	Cheshire East Children's Services/School Organisation	
Contributions for expansion of local schools - equates to: 1.5 primary classrooms 1 secondary classroom	CS 49: Land between Clay Lane and Sagars Road, Handforth	To be confirmed	Normally within 2 years from commencement of development.	£375,000 - £488,083 £250,000 - £490,281	s106/ CIL	None	£488,083 £490,281	Cheshire East Children's Services/School Organisation	
Contributions for expansion of local schools - equates to: 1.5 primary classrooms 1 secondary classroom	CS 59: Land South of Chester Road, Poynton	To be confirmed	Normally within 2 years from commencement of development.	£375,000 - £488,083 £250,000 - £490,281	s106/ CIL	None	£488,083 £490,281	Cheshire East Children's Services/School Organisation	
Contributions for expansion of local schools - equates to: 1 primary classroom 1 secondary classroom	CS 58: Land at Sprink Farm, Poynton	To be confirmed	Normally within 2 years from commencement of development.	£250,000 - £325,389 £250,000 - £490,281	s106/ CIL	None	£325,389 £490,281	Cheshire East Children's Services/School Organisation	
Contributions for expansion of local schools - equates to:	CS 57: Land adjacent to Hazelbadge Road, Poynton	To be confirmed	Normally within 2 years from commencement of development.	£250,000 - £325,389	s106/ CIL	None	£325,389	Cheshire East Children's Services/School Organisation	

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
1 primary classroom 1 secondary classroom				£250,000 - £490,281			£490,281		
Contributions for expansion of local schools - equates to: 2 primary classrooms 1.5 secondary classrooms	CS29: Alderley Park	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £325,000 - £735,421	s106/ CIL	None	£650,777 £735,421	Cheshire East Children's Services/School Organisation	
New two form entry primary school (or equivalent) 11.5 secondary classrooms	CS 30: North Cheshire Growth Village, Handforth East	To be confirmed	For a new school this would normally be on site at the point when 250 to 300 houses have been completed. For an expansion, normally, within 2 years from the commencement of the development.???	£6.4m £2.875m - £6,128,509	s106/ CIL	None	£6.4m £6,128,509	Cheshire East Children's Services/School Organisation	
Contributions for the expansion of local schools – equates to: 3 primary classrooms 2 secondary classrooms	CS 18: North West Knutsford	To be confirmed	Normally within 2 years from commencement of development.	£750,000 - £976,166 £500,000 - £980,561	s106/ CIL	None	£976,166 £980,561	Cheshire East Children's Services/School Organisation	
Contributions for the expansion of local schools – equates to: 3 primary classrooms 2 secondary	CS 50: Land south of Longridge, Knutsford	To be confirmed	Normally within 2 years from commencement of development.	£750,000 - £976,166 £500,000 - £980,561	s106/ CIL	None	£976,166 £980,561	Cheshire East Children's Services/School Organisation	

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
classrooms									
Contributions for expansion of local schools – equates to: 2 primary classrooms 1.5 secondary classrooms	CS 19: Parkgate Extension, Knutsford	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £325,000 - £735,421	s106/CIL	£390,000	£260,777 £735,421	Cheshire East Children's Services/School Organisation	Planning permission for 200 dwellings
Contributions for expansion of local schools - equates to: 3 primary classrooms 1 secondary classroom	CS 54: Brooks Lane, Middlewich	To be confirmed	Normally within 2 years from commencement of development.	£750,000 - £976,166 £250,000 - £490,281	s106/ CIL	None	£976,166 £490,281	Cheshire East Children's Services/School Organisation	See below.
Contributions for expansion of local schools - equates to: 2 primary classrooms 3 secondary classrooms	CS 20: Glebe Farm, Middlewich	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £750,000 - £1,470,842	s106/ CIL	None	£650,777 £1,470,842	Cheshire East Children's Services/School Organisation	Planning permission submitted for 450 dwellings – s106 refused on viability? 13/3449C
Contributions for expansion of local schools - equates to: 1.5 primary classrooms 1.5 secondary classrooms	CS 55; Warmingham Lane (Phase II), Middlewich	To be confirmed	Normally within 2 years from commencement of development.	£375,000 - £488,083 £375,000 - £735,421	s106/ CIL	None £300,000	£488,083 £435,421	Cheshire East Children's Services/School Organisation	Planning permission for 149 dwellings
Contributions for expansion of local schools - equates to: 3 primary classrooms 2 secondary	SUB 3153; Sutton Lane, Middlewich	To be confirmed	Normally within 2 years from commencement of development.	£750,000 - £976,166 £500,000 - £980,561	s106/ CIL	None	£976,166 £980,561		

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
classrooms									
Contributions for expansion of local schools - equates to: 7 primary classrooms 5.5 secondary classrooms	CS 21: Kingsley Fields, Nantwich	To be confirmed	Normally within 2 years from commencement of development.	£1.75m - £2,277,721 £1.25m - £2,696,544	s106/CIL	£2.277,721 £1.1m	0 £1,596,544	Cheshire East Children's Services/School Organisation	Planning application submitted for 1,100 dwellings
Contributions for expansion of local schools - equates to: 1 primary classroom 1 secondary classroom	CS 22: Stapeley Water Gardens, Nantwich	Phase 1 Development underway.	Normally within 2 years from commencement of development.	£250,000 - £325,389 £250,000 - £490,281	s106/CIL	£315,000 None	£10,389 £490,281	Cheshire East Children's Services/School Organisation	Planning permission for phase 2 -161 dwellings
Contributions for expansion of local schools - equates to: 2 primary classrooms 1.5 secondary classrooms	CS 24 & SHLAA 4920: Land adjacent to J17 of M6, south east of Congleton Road, Sandbach	To be confirmed	Normally within 2 years from commencement of development.	£500,000 - £650,777 £325,000 - £735,421	s106/ CIL	£290,000 £540,000	£360,777 £195,421	Cheshire East Children's Services/ school Organisation	Planning permission for 200 dwellings
Contributions for expansion of local schools - equates to: 0.5 primary classroom 0.5 of a secondary classroom – assumed half with other half below	CS 24 & SHLAA 4710; Land at Hawthorne Drive, Sandbach	To be confirmed	Normally within 2 years from commencement of development.	£125,000 - £162,694 £125,000 - £245,140	s106/ CIL	£100,000 £100,000	£62,694 £45,140	Cheshire East Children's Services/ school Organisation	Planning permission for 50 dwellings
Contributions for expansion of local schools - equates to:	CS24 & SHLAA 2627: Land remaining	To be confirmed	Normally within 2 years from commencement of development.	£250,000 - £325,389 £125,000 -	s106/ CIL	None £300,000	£325,389 -£54,860	Cheshire East Children's Services/ school	Planning application submitted for 146 dwellings

Project	Location	Status	Timescale of delivery	Estimated cost of provision	Funding sources	Committed funds (including CIL/S106 split)	Funding gap	Responsibility	Notes
1 primary classroom 0.5 of a secondary classroom – assumed remaining half of above				£245,140				Organisation	
Total education funding gap of costed schemes							£103,815,750		

Health									
NHS Eastern Cheshire CCG									
Primary Care Requirement – Macclesfield	Macclesfield	TBC	Medium (5-10 years)	£2,373,600*	Section 106/CIL/ Potential Health Funding	TBC	2,373,600	Health and care partners	Extra 4,300 houses being developed with an additional 9,890 patients. Potential of building an extra clinic to accommodate extra population increase, and to make efficiencies within existing premises to absorb additional patients
Primary Care Requirement - Congleton	Congleton	TBC	Medium (5 – 10 years)	£2,570,400	Section 106/CIL/ Potential Health Funding	TBC	£2,570,400	Health and care partners	Extra 4,657 houses being developed with an additional 10,711 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.

Primary Care Requirement – Handforth	Handforth	TBC	Medium (5 – 10 years)	£1,269,600	Section 106/CIL/ Potential Health Funding	TBC	£1,269,600	Health and care partners	Extra 2,300 houses being developed with an additional 5,290 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.**
Primary Care Requirement - Wilmslow	Wilmslow	TBC	Medium (5 – 10 years)	£524,400	Section 106/CIL/ Potential Health Funding	TBC	£524,400	Health and care partners	Extra 950 houses being developed with an additional 2,185 patients. Options being looked at regarding expansion of existing premises to accommodate additional patients.
Primary Care Requirement - Knutsford	Knutsford	TBC	Medium (5 – 10 years)	£552,000	Section 106/CIL/ Potential Health Funding	TBC	£552,000	Health and care partners	Extra 1000 houses being developed with an additional 2300 patients. Options being looked at regarding development of new premise to house all 3 practices and other care services to accommodate additional patients and provide improved service for existing.

Primary Care Requirement - Poynton	Poynton	TBC	Medium (5 – 10 years)	£380,100	Section 106/CIL/ Potential Health Funding	TBC	£380,100	Health and care partners	Extra 689 houses being developed with an additional 1584 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.**
Primary Care Requirement – Holmes Chapel	Holmes Chapel	TBC	Medium (5 – 10 years)	£341,100	Section 106/CIL/ Potential Health Funding	TBC	£341,100	Health and care partners	Extra 618 houses being developed with an additional 1421 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.

Notes for NHS Eastern Cheshire CCG projects information:

*The estimated cost of provision does not include the cost of land, and only relates to the approximate capital cost. There are no revenue costs included.

** Over the next 10 years over 900 two, three and four bedroom houses will be built on the former BAE systems aerodrome site in Woodford – known as the Woodford Garden Village. The proximity of this site to the Cheshire East border along with the existing and planned road infrastructure would indicate that a substantial proportion of the (estimated c2,000) residents within these homes would register with GP Practices within Eastern Cheshire – namely Handforth and Poynton. The costings indicated in this table do not take into account the additional pressure this population would bring.

NHS South Cheshire CCG									
Primary Care Requirement – Crewe	Crewe	TBC	Medium (5-10 years)	£4,443,600*	Section 106/CIL/ Potential Health Funding	TBC	£4,443,600	Health/Local Authority/Building Developer	Extra 8,000 houses being developed with an additional 19,000 patients. Potential of building an extra clinic to accommodate extra, and to make efficiencies within existing premises to absorb additional patients
Primary Care Requirement - Alsager	Alsager	TBC	Medium (5 – 10 years)	£1,161,300*	Section 106/CIL/ Potential Health Funding	TBC	£1,161,300	Health/Local Authority/Building Developer	Extra 2,000 houses being developed with an additional 5,000 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.
Primary Care Requirement - Middlewich	Middlewich	TBC	Medium (5 – 10 years)	£1,104,000*	Section 106/CIL/ Potential Health Funding	TBC	£1,104,000	Health/Local Authority/Building Developer	Extra 2,000 houses being developed with an additional 5,000 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.

Primary Care Requirement - Nantwich	Nantwich	TBC	Medium (5 – 10 years)	£1,203,912*	Section 106/CIL/ Potential Health Funding	TBC	£1,203,900	Health/Local Authority/Building Developer	Extra 2,000 houses being developed with an additional 5,000 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.
Primary Care Requirement - Sandbach	Sandbach	TBC	Medium (5 – 10 years)	£1,628,952*	Section 106/CIL/ Potential Health Funding	TBC	£1,628,900	Health/Local Authority/Building Developer	Extra 3,000 houses being developed with an additional 7,000 patients. Options being looked at regarding expansion of existing premises/new premises to accommodate additional patients.
Notes for NHS South Cheshire CCG projects information:									
*The estimated cost of provision does not include the cost of land, and only relates to the approximate capital cost. There are no revenue costs included.									
Total health funding gap of costed schemes							£17,552,900		

Recreation and sporting facilities									
Additional health and fitness accommodation and improvements to main entrance and reception area	Alsager	To be confirmed	Unknown	£1.0m	Developer	None	£1.0m	Cheshire East Council in partnership with the Leisure Trust	
Leisure Centre	Congleton	To be confirmed	Unknown	£8.8m	Council's Capital Programme	£8.8m	Fully funded	Cheshire East Council in partnership with the Leisure Trust	
Sports and recreation hub at Back Lane	Congleton	In masterplan	In line with associated housing development	£3m	Developer	None	£3m	Developer	
Sports and recreation hub on the south of town	Crewe	To be confirmed	Unknown	£3m	Develop	None	£3m	Developer	
Sports and recreation hub on the north west side of town at Leighton	Crewe	To be confirmed	In line with associated housing development	£3m	Developer	None	£3m	Developer	
Additional dry leisure provision to serve the south and east of Macclesfield	Macclesfield	To be confirmed	Unknown	£3m	Unknown	None	£3m	Cheshire East Council in partnership with the Leisure Trust	
Investment in Leisure Centre and athletics stadium	Macclesfield	To be confirmed	Unknown	£4m	Unknown	None	4m	Cheshire East Council in partnership with the Leisure Trust	
Sports and recreation hub	North Cheshire Growth Village	To be confirmed	In line with associated housing development	£3m	Developer	None	£3m	Developer	
Total recreation and sporting facilities funding gap of costed schemes								£20,000,000	

6.94 The total funding gap for social infrastructure is about £138,270,750

Green

- 6.95 Green Infrastructure is vital to our economic, environmental and community wellbeing through providing the setting for healthy and sustainable communities, enhancing and creating a sense of place, providing ecosystem services and helping to adapt to a changing climate.
- 6.96 The Council aims to deliver a good quality, and accessible network of green spaces for people to enjoy, providing for healthy recreation and biodiversity and continuing to provide a range of social, economic and health benefits. Any development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.

Open spaces

- 6.97 The provision of open space and facilities for outdoor sport and recreation helps underpin people's quality of life. In a modern, equitable and fair society it is critical that the community's need for well-maintained and designed, publicly accessible open spaces, sports, leisure and recreation facilities, in the right location, are met and adequately addressed. Amenity open space can help give form to the development and create an attractive and varied residential environment. It can be designed as purely a visual feature using landscaping and planting or it can be more open and multi-functional, with potential for informal and formal recreational use.

Allotments

- 6.98 Although there is a need for allotments in the Borough the provision of these is not thought to be strategic and can be included as a requirement for the development of individual sites through the planning application process.

Amenity open space

- 6.99 Although there is a need for amenity open space in the Borough the provision of these is not thought to be strategic and can be included as a requirement for the development of individual sites through the planning application process.

7. Conclusion

- 7.1 There are very few schemes in the various Infrastructure Delivery Schedules that are fully funded. Therefore, there are significant funding gaps for the different infrastructure types, which are listed in Table 6. The funding gap is the difference between the cost of the infrastructure and the amount of funding received for it. It should be borne in mind that the costings of several projects are yet to be confirmed and therefore the funding gap is likely to be greater than that indicated in Table 6.

Category	Type	Funding Gap
Physical	Transport	£230,450,000 to £308,422,000
	Energy	£930,000 to £1,140,000
	Water	£15,000
	ICT/digital	£0
Social	Education	£103,815,750
	Health	£17,552,900
	Community facilities	£0
	Recreation and sporting facilities	£20,000,000
Green	Open spaces	£0
Total		£372,763,650 to £450,945,650

Table 6: Infrastructure funding gaps

- 7.2 It is recognised by the Council that the funds needed to cover the funding gap cannot all come from developer contributions and therefore other funding sources need to be investigated; these have been indicated in the various Infrastructure Delivery Schedules.

8. Glossary

Community Infrastructure Levy	A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Strategy	A strategy prepared by a Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000.
Core Strategy	Now superseded term for a Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see Local Plan Strategy).
Development Plan	This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Development Plan Documents	<p>These are prepared by Local Planning Authorities and outline the key development goals of the Local Plan.</p> <p>Development Plan Documents include the Core Strategy, Local Plan Strategies and, where needed, Area Action Plans. There will also be an Adopted Policies Map that illustrates the spatial extent of policies that must be prepared and maintained to accompany all Development Plan Documents.</p> <p>All Development Plan Documents must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the Inspector's report. Once adopted, development management decisions must be made in accordance with them unless material considerations indicate otherwise.</p>
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Key Service Centre	Towns with a range of employment, retail and education opportunities and services, with good public transport. The Key Service Centres are Alsager, Congleton, Handforth, Knutsford, Middlewich, Nantwich, Poynton, Sandbach and

Wilmslow.

Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community. In law this is described as the Development Plan Documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local Plan Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to Local Planning Authority apply to the district council, and the National Park Authority, to the extent appropriate to their responsibilities.
Local Service Centre	Smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport. The Local Service Centres are Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Holmes Chapel, Mobberley, Prestbury, Shavington and Wrenbury.
National Planning Policy Framework	A document that sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that is it relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable Council's can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.
Principal Town	The largest towns with a wide range of employment, retail and education opportunities and services, serving a large catchment area with a high level of accessibility and public transport. The Principal Towns are Crewe and Macclesfield.

9. Appendix - Local Infrastructure Plan: Baseline Report 2011 Summary

- 9.1 This Appendix summarises the finds of the baseline work at what was the current position at the time the report was published in 2011. For the key development delivery related infrastructure covered in the Infrastructure Delivery Plan, the baseline position was updated to 2013 as part of the assessment of considering future needs. Since 2011 some of the projects are now not being pursued, including all four lifestyle centres and a Public Arts Strategy has not yet been developed. The Cheshire East Open Spaces Assessment¹⁴ has now been completed. Of the five proposed doctor's surgery projects, the new premises at Scholar Green and extensions at Oaklands, Middlewich have been completed. It is anticipated that the replacement GP premises at Alderley Edge will commence in 2014. These are historic development proposals to mitigate pre-existing requirements.

Category	Capacity issues
Green Infrastructure	<p>The following priorities have been identified through the green infrastructure planning process:</p> <ul style="list-style-type: none"> • Priority areas for creating a setting for urban and rural prosperity, namely Crewe and Macclesfield. • Priority areas for enhancing the visitor experience and economy, particularly for the Weaver Valley and Waterways; Macclesfield Canal; Middlewich – Trent and Mersey Canal; Bollin and Dane river valleys; and the Peak Park fringe – Macclesfield Forest. • Priority areas for building healthier communities in Crewe, Macclesfield and Wilmslow. • Maintaining and enhancing quality of existing places, particularly in Nantwich, north-east Cheshire, the Peak Park Fringe, the Weaver Valley and the Macclesfield/Trent/Shropshire Canals. • Priority areas for adapting to and mitigating the effects of climate change, which would encompass all the main urban centres. • The Cheshire East Open Space Assessment will provide further information on local capacity issues upon

¹⁴

http://www.cheshireeast.gov.uk/environment_and_planning/planning/spatial_planning/research_and_evidence/open_spaces_assessment.aspx

Category	Capacity issues
	completion.
Utilities	<ul style="list-style-type: none"> • Opportunities for renewable energy provision need to be maximised across Cheshire East; the renewable energy study should assist in this area. • Gas storage is a significant issue in the UK; there have been projects for gas storage in former brine cavities. There may be pressure for further facilities of this nature to be developed. • There are no major issues identified in terms of water supply and waste water management in Cheshire East. • The Council has completed a Preliminary Flood Risk Assessment, which identified no indicative significant areas of flood risk in Cheshire East.
Transport	<ul style="list-style-type: none"> • The Strategic Road Network in Cheshire East is under considerable stress with Junctions 17 to 19 of the M6 operating 30 to 50% over capacity, and Junctions 16 to 17 and 19 to 20 operating 10 to 30% over capacity. • The M56 is operating over capacity between Junctions 6 and 7 along with the A56. • The Environment Development Panel identified a number of problems in relation to freight movements in Cheshire East: <ul style="list-style-type: none"> • Traffic using residential streets in urban areas to avoid congestion at junctions on main roads. • Increasing use of unsuitable local roads in rural areas to avoid congestion on strategic routes. • Congestion is experienced along the M6 and M56. • There is increasing concern that local communities in both urban and rural areas are suffering from the negative effects of traffic, including problems of road safety, poor air quality, noise, severance and visual intrusion. • In rural areas, where traffic growth is greater than in other areas, the loss or fragmentation of tranquil areas and light pollution are issues of concern. • There is currently only limited scope for constructing new roads or major improvements to existing routes. Greater emphasis is required on managing and making the most effective use of the existing road network. • The public transport network is more concentrated in urban areas and less concentrated in rural areas of the Borough. • Rural settlements have the worst public transport travel times to key services.

Category	Capacity issues
	<ul style="list-style-type: none"> • High Speed rail link is proposed to be directed through Cheshire East. • The West Coast Main Line has varying capacity usage. A key issue is that the sections where there is capacity for growth are generally not linked up to provide a completely available route for a service. • Extensions to the operational area of Manchester Airport are proposed to accommodate the Airport's strategic aims. • There are no capacity issues for the inland waterways, however the effects that significant developments have on the canal network should be recognised.
Health	<ul style="list-style-type: none"> • Five projects for new doctor's surgeries had been proposed by the Primary Care Trust, however, funding shortfalls and uncertainty regarding the future organisational structure of the NHS has led to some of these projects being postponed. • The two main hospitals have indicated the need for enhancements to their supporting infrastructure.
Emergency Services	<ul style="list-style-type: none"> • Capacity issues with specific police stations are addressed by town; no strategic level capacity issues have been notified to the Council. • Despite the rural nature of the area, the fire service meets and exceeds their emergency response time targets. • There are general concerns regarding the age and condition across the ambulance service's stock of stations.
Education	<ul style="list-style-type: none"> • A Childcare Sufficiency Assessment is being developed to determine further needs in relation to early years provision. It is anticipated that there may be deficits in provision for rural areas. • Children's services are rationalised. The number of designated centres will be reduced to 13, with a number of facilities retained as 'outreach bases'. • 29 primary schools across the area are exceeding their capacity; a further 30 have surplus capacity of 15% or higher. • There are six secondary schools currently exceeding their capacity. • Reaseheath College is currently being redeveloped in phases to accommodate existing and future student needs. • Manchester Metropolitan University is consolidating its Cheshire campus into a single location in Crewe.

Category	Capacity issues
Culture and Leisure	<ul style="list-style-type: none"> • The Council is in the process of producing a Public Art Strategy. • There are no local standards to assess the sufficiency of cultural facilities. Retail and leisure studies indicate that there is capacity for additional cinema screens in the area. • Across the whole of Cheshire there will be capacity for seven to nine cinema screens by 2026. It is noted that there is a particular shortage of provision in the northern part of Cheshire East, where the market share for cinema trips is very low. • Library provision currently roughly equates to national standards in quantitative terms; however the condition and location of some assets may lead to the need for the reconfiguration of services. Archive provision is below the national benchmark. • The area is reliant on neighbouring towns for some sports provision (notably indoor tennis facilities). • Lifestyle Centres are the preferred model for future provision of culture, sports and leisure facilities.
Community Facilities	<ul style="list-style-type: none"> • There has been a planning permission in the past to increase the capacity at Styal prison; this was granted in 2004. • Demographic trends and changes to service delivery have significant implications for social services infrastructure. Consultation on a long-term vision for adult social care looks at the possibility of providing services based around the following locations/facilities: <ul style="list-style-type: none"> • Four Local Independent Living Teams integrated with Health (SMART). • Two Independent Living Centres (north/south). • Two Dementia Care Centres (north/south). • Four High-dependency care services sensitively supporting older people, people living with dementia or complex learning or physical disabilities. • A central specialist respite facility base at Mountview for people with complex learning disabilities. • Four Lifestyle Centres • The age of the building stock of some social services infrastructure is becoming an issue.

Table 7: Summary of Infrastructure Capacity Provision in Local Infrastructure Plan: Baseline Report 2011

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